

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

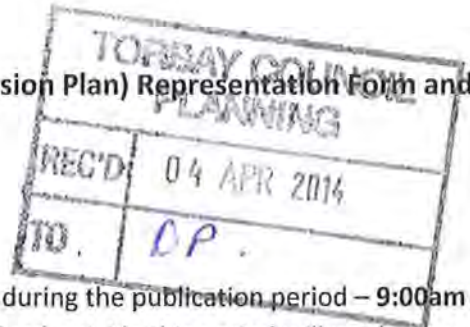
Consultee ID	File No.	Person / Organisation	
673768	BI3	Mr Colin Chandler	Chandler
366378	BI2	Brian Harland	Harland
847295	BI1	John Robinson	Robinson

D673768



Making Representations - Guidance Notes

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) 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 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

For official use:

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.	NOT APPLICABLE.
First name(s)	COLIN EDWARD	
Last name	CHANDLER	
Organisation (if you are representing that organisation)	MEMBER OF PUBLIC	
Address – line 1	2 WASHBOURNE CLOSS.	
Address – line 2		
Address – line 3		
Post Town	BRIXHAM	
Postcode	TQ5 9TQ.	
Telephone number		
E-mail address	N/A.	
Consultee ID (if known)	N/A	

E-mail comments should be sent to strategic.planning@torbay.gov.uk.

Postal comments should be sent to:

Torbay Local Plan
Spatial Planning
Torbay Council
Electric House (2nd 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 number

SD31.

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (2) Sound | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) Complies with the duty to co-operate | <input checked="" 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.

POLICY AND TABLES RELATED MAKE PRESUMPTION
THAT WINDFALL, BROWN FIELDS AND FUTURE GROWTH
AREAS STATED IN NOTES AND KEY INFRASTRUCTURE
REQUIREMENTS ARE SUITABLE FOR HOUSING DEVELOPMENT
AND EMPLOYMENT REQUIREMENTS.
THEREFORE NOT CONSIDERED SOUND IN PLANNING LAW.

(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.

MODIFICATIONS REQUIRED TO MAKE POLICY, TABLES (WHERE RELEVANT) ACCEPTABLE, SOUND AND TRANSPARENT ARE IDENTIFIED IN ATTACHED COPY OF SDBI MARKED RED TEXT



(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:

3. TO PROMOTE SUSTAINABLE ECONOMIC GROWTH AND DEVELOPMENT BY CONSERVING AND ENHANCING OUR NATURAL ENVIRONMENT IN REGARD TO OUR OPEN COAST LANDSCAPE AND COUNTRYSIDE, ALSO PROVIDING A POSITIVE VISION FOR THE FUTURE OF TORBAY BY SUPPORTING ECONOMIC DEVELOPMENT, SERVICE NEEDS, EMPLOYMENT AND AFFORDABLE HOUSING WITH GOOD DESIGN STANDARDS. FOR PRESENT AND FUTURE GENERATIONS.

(Continue on a separate sheet if necessary)

Signature: 

Date: 04 / APRIL / 2014.

" ATTACHED COPY "

5.3 BRIXHAM

Policy SDB1

Brixham Peninsula

Brixham will accommodate appropriate but limited new growth. A range of developments will be sought to sustain a viable retail function, maintain an appropriate range of community facilities and meet local housing and employment needs. Brixham's role as a fishing port and resort, with a nationally important and historic working and creative harbour, will be enhanced. Development will include a new Northern Arm Breakwater and improved water borne transport facilities to support Brixham's regeneration and prosperity. The historic character, outstanding natural setting, and internationally important biodiversity value of the town and its setting will be safeguarded and enhanced.

Brixham is expected to provide sufficient land to enable delivery of at least 2,700m² of employment space and 800 new homes (around 40 per annum) over the Plan period. Such development will only be acceptable if it can be accommodated without prejudicing the integrity of the AONB and Special Areas of Conservation, and provided that the interests of priority species, such as the Greater Horseshoe Bat, can be addressed. The expected delivery, pace and sequence of delivery are set out in Tables 5.13 and 5.14 below and Policies SDB2 and SDB3. See also Policy W5.

TABLES 5-15 TO 5-18 INCLUSIVE
ALSO POLICY W5. PROVIDED THERE ARE NO CONSTRAINTS ON
LAND IDENTIFIED TO INDICATE OTHERWISE.

Explanation:

5.3.1 Brixham is bounded by the South Devon Area of Outstanding Natural Beauty and its scope for outward expansion is therefore constrained by this nationally important designation. The AONB boundary largely comprises rural coastline as part of the wider South Devon AONB. The area around Berry Head is a Special Area of Conservation (The South Hams Greater Horseshoe Bat SAC), which is a European wildlife protection designation. The coast is also bounded by a candidate marine SAC designated for its reef and sea cave habitat. Due to the incidence of numerous overlapping Local Plan policies within the Berry Head Country Park, the Key to the Policies Map shows a 'Berry Head Special Area'. This is not a policy designation per se; it is shown for mapping purposes only in order to clarify the range of designations lying within it. The urban fringe area also serves an important tourism and recreation function and there is a need to balance the competing pressures on the area. New development should have regard to the Brixham Urban Fringe Study (Enderby Associates 2011), which describes management priorities and development opportunities in more detail.

5.3.2 Churston, Churston Ferrers and Galmpton, although they are separate settlements, form part of the countryside between Paignton and Brixham and are partly within the AONB. The AONB's boundaries with the north western part of Brixham have been eroded in the past and in order to conserve the landscape and scenic beauty, there may be a case for redevelopment on brownfield sites to create a better landscaped transition between the built up area and countryside. Where practicable, new development should include drawing back development from the AONB, or strengthen and improve landscaping.

5.3.3 Whilst less sensitive parts of the rural hinterland outside of the AONB may provide scope for leisure, recreation or limited residential use, care must be taken to maintain the landscape character and avoid a coalescence of settlements (see Policy C1).

Pickhaver, David

From: Brian Harland [REDACTED]
Sent: 06 April 2014 23:20
To: Planning, Strategic; [REDACTED]
Subject: Fwd: Comments renew local plan

Hi

I have had problems with emails bouncing to Torbay addresses and additionally the secure system seems to be down tonight. My comments re the new local plan are in the email below.

Regards,

Brian Harland

----- Forwarded message -----

From: "Brian Harland" [REDACTED]
Date: 6 Apr 2014 15:25
Subject: Comments renew local plan
To: <strategic.planning@torbay.gov.uk>
Cc: [REDACTED]

Hi

Please find below my comments on the New Local Plan.

“It would seem to a large number of people that Torbay is too small to be a viable Local Authority and indeed doubts to this effect were raised at the time of its formation. Torbay’s economy has for years lagged behind the rest of the South West and England as is shown by comparison of the job density figures. The latest (2011) job density figure for Torbay (0.73) which is significantly behind the figure for both the South West (0.82) and England (0.78).

Further, the way that Torbay was set up, with some rural areas removed, has left Torbay with a population density (persons per hectare) of 21.916 as against the figure for Devon County Council of 1.168. The population density figure of 21.916 is approaching that of Exeter, 25.774, which is a city. [These population density figures from Devon County Council for 2012.] It is difficult to see how this squares with the words of decision letter when Torbay was set up which state inter alia “It seems to him that there would be a real advantage in establishing here a local government structure which would express the growing unity of the Torbay district and would encourage the planning and development of the area as a tourist centre of national importance. [Hansard. 31 October 1966 – my underlining] Quite how the latter is going to be achieved if all the green space is to be markedly reduced is a moot question.

Consequently, I would not support any increase in the figures for housing proposed in the New Local Plan because of both the fragile state of Torbay’s economy as well as the effect on reduction of green space on

tourism as explained above. Further, it would seem that any new substantial housing developments in Torbay should meet a criterion of 30% affordable housing.

[PS. These are my personal views.]”

Brian Harland

10 Langley Avenue

Brixham



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

For official use:

ID: 847295

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)	JOHN RICHARD	
Last name	ROBINSON	
Organisation (if you are representing that organisation)	- N.A. -	
Address – line 1	2 NELSON ROAD	N.A.
Address – line 2	FURZEHAN GREEN	
Address – line 3	-	
Post Town	BRIXHAM	
Postcode	TQ5 8BH	
Telephone number		
E-mail address		
Consultee ID (if known)		

TORBAY COUNCIL
 PLANNING
 REC'D 18 MAR 2014
 TO *ST*

- 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?

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6. Using the Representation Form

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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 or contact the Strategic Planning team on 01803 208804.

E-mail comments should be sent to strategic.planning@torbay.gov.uk.

Postal comments should be sent to:

Torbay Local Plan
Spatial Planning
Torbay Council
Electric House (2nd 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 number ?

BRIXHAM HARBOURSIDE CAR PARKS (OXEN COVE & FRESHWATER QUARRY)

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	DO NOT KNOW	NO
(1) Legally compliant	<input type="checkbox"/>	<input checked="" 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 checked="" 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.

ATTACHED

(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.

ATTACHED

(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:

It is essential to the case I wish to make.

(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:

[Redacted Signature]

Date:

15 MAR 2014.

①

FROM - MR. J. R. (ROSSIE) ROBINSON, 2 NEWSON RD., FURZEHAM GREEN, BRIXHAM, TQ5 8B14

TORBAY LOCAL PLAN.

PART B - MY REPRESENTATION.

1) The PLAN is not SOUND - [X]

As to (1) LEGALLY COMPLIANT AND (3) DUTY TO CO-OPERATE. I do not know.

2) The PLAN is UN SOUND

Supporting EVIDENCE AND INFORMATION

The area of my concern is BRIXHAM in particular the west side of the outer harbour of OXEN COVE and FRESHWATER QUARRY both of which have for many years been occupied by two of BRIXHAM'S larger car parks. It is the proposal in the PLAN that both of these areas should be DEVELOPED - This is my CONCERN.

I BRIXHAM'S economy is based on two types of business (A) FISHING and (B) TOURISM. Twenty years ago with a total of 90 large and small fishing craft fishing was thriving and about 1600 people, out of a population at the time of 18000, were dependent on the fishing trade. Today, with under 40 boats, and although it has a new £22.7m FISH QUAY, fishing supports fewer than 1500 people. This is a clear case of decline in one of BRIXHAM'S the basic industries. Over the same period Tourism has not expanded although DAY-TRIPPERS now make up a larger proportion of the total. Hence the increased value of car parking, in particular WATERSIDE parking.

II WATERSIDE CAR PARKING.

A) SURVEY OF USERS. - In 2007 (JUNE - JULY) I prepared a QUESTIONNAIRE of 10 questions to put to visitors coming into and departing from OXEN/FRESHWATER CAR PARKS. The period I chose was 14 days pre-summer holiday. Questions such as (i) Why BRIXHAM why here? (ii) Why this car park? (iii) Would you still come to BRIXHAM if this car park was no longer available? (iv) How much did you (or did you) spend? After 2 weeks I had questioned just over 800 persons (cars) and extrapolated from the answers that about 320,000 people spent about £2m (including parking fees) came into BRIXHAM via OXEN-FRESHWATER CAR PARKS per year. Copies of my QUESTIONNAIRE and RESULTS of the SURVEY were sent to Torbay Council

and to BRIXHAM TWENTY ONE (21). B21 was and still is an unelected self-appointed group to whom BRIXHAM TOWN COUNCIL had given authority to advise today Council on the subject of REGENERATION of BRIXHAM - not a good idea.

B) SURVEY OF OTHER S.W. RESORTS

I wanted to find out how important or otherwise WATERSIDE CAR PARKING was rated by other coastal resorts in the S.W. Contact was made with five other towns - PAOSTON, LOOE, SALCOMBE, DARTMOUTH & TEIGNMOUTH all of which had waterside car parking. In all cases I contacted the Tourist Centre and asked for the senior member of staff present. In every case WATERSIDE CAR PARKING hit the jackpot! - nothing else compares. In the case of PAOSTON I mentioned the arrival and establishment of the celebrity cook Rick STEIN. The office reply took me by surprise "Several hundred waterside car parking spaces (in this case RIVERSIDE) were more important - more valuable to PAOSTON'S tourism". Another answer: "To use waterside space for any other purpose was cutting your own throat".

C) PARISH POLL

The Poll was held on 12 JUNE 2008, the first to be held in BRIXHAM.

I included four questions the first and most important of which for the future of BRIXHAM was as follows:-

"Do you agree with the sale or lease of Council owned waterfront car parks at OXEN COVE, FRESHWATER QUARRY and BREAKWATER BEACH for private development?"

The answer was a clear 'NO'.

The two car parks each have about 80 places, with OXEN also space for up to 10 visiting coaches. In winter when cars are relatively few OXEN becomes the storage area for up to 20-30 yachts. (BRIXHAM YACHT CLUB)

SUMMARY

BRIXHAM'S TOURIST industry is both fragile and vulnerable. To lose two, although fairly small WATERSIDE CAR PARKS would be extremely serious and almost certainly do a great deal of damage. As far as I know neither B21, BRIXHAM TOWN COUNCIL or TORBAY DEVELOPMENT AGENCY (TORBAY COUNCIL) have carried out any research into the value of these two WATERSIDE CAR PARKS. I therefore request that OXEN COVE and FRESHWATER QUARRY not be developed and be reserved for the local Parish.

SIGNED - [REDACTED]

DATE - SATURDAY - 15 MAR 2014.