

# **TORBAY LOCAL PLAN**

A landscape for success

The Plan for Torbay – 2012 to 2032 and beyond

## **SUBMISSION PLAN**

# **REGULATION 20 STATEMENT:**

## **PUBLICATION OF PROPOSED SUBMISSION PLAN AND REPRESENTATIONS MADE**

Torbay Council - July 2014



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## **INTRODUCTION**

### **1.1 Background legislation and purpose of document**

Regulation 20 of The Town and Country Planning (Local Planning) (England) Regulations 2012 [as amended] (referred to hereafter as “the Regulations”) allows representations to be made to a local planning authority about a local plan that the local planning authority propose to submit to the Secretary of State. This Statement describes the steps that Torbay Council has undertaken to meet the requirements of Regulation 19 (Publication of a local plan) and Regulation 20 (Representations relating to a local plan). Guidance on the formal submission of representations to the Secretary of State is set out in Regulation 22 (c) and (d).

Essentially, the Statement illustrates the number and nature of representations received on the Proposed Submission Local Plan following consultation during the period February to April 2014, and is accompanied with a summary of the main issues that they raised. In tandem, this document also outlines the methods used to publicise the Plan for representations on soundness, legal compliance and duty to co-operate. There is therefore a relationship between this Regulation 20 Statement and the broader scope of the Council’s submitted Statement of Legal Compliance. The Appendices to this Regulation 20 Statement provide more detail on the range of measures undertaken by the Council, including a more detailed schedule summarising individual representations made by interested parties (Appendix 10).

This Statement is complemented by the previously published ‘Regulation 18 Plan Preparation - Statement of Consultation and Engagement’ document, which describes the various strands of engagement carried out during the early plan preparation stages of the emerging Plan, and summarises representations received and the Council’s response to them.

The Regulation 20 Statement is one of a number of formal Submission documents referred to in Regulation 22 of the Regulations. Copies of this Statement and the other submission documents (including the main Torbay Local Plan document, Policies Map, Sustainability Appraisal, Habitats Regulations Assessment, Statement of Availability and Notice of Submission) will be made available for inspection at specified locations in accordance with Regulation 35. Further details are set out in the Council’s Statement of Legal Compliance.

### **1.2 Local plan preparation in Torbay**

The current operative local plan is the Saved Torbay Local Plan 1995 – 2011, which was adopted in 2004. Following the introduction of new planning legislation and related Regulations in the same year, the Council embarked on the preparation of a Core Strategy as part of the new Torbay Local Development Framework. In early 2006 a Draft Core Strategy (Regulation 25) Issues and Options document was produced, setting out some high level suggestions for a possible future planning policy framework for Torbay. This stage was followed by a period of evidence base review, including housing land availability, in the

context of the growth levels proposed in the emerging Regional Spatial Strategy for the South West (RSS), in particular following the Report of the Panel of the related EIP.

Subsequently, in the context of further new Regulations (2008 and 2009) and the publication of the Proposed Modifications to the RSS, a Draft Core Strategy 'Regulation 25 Consultation: Vision, objectives and options for growth in Torbay' was published in September 2009.

The desire to achieve a sustainable balance between the Bay's ability to grow, in line with growth levels proposed by the RSS for Torbay, and environmental capacity and quality, together with the uncertainty surrounding the future progression of the RSS, resulted in a major reassessment by the Council of growth levels in Torbay via a series of workshops. This work led to the preparation of a Consultation Draft Local Plan under Regulation 18 of the current guidance, published for consultation in September 2012.

This Statement provides information on preparation of the 'Torbay Local Plan – A landscape for success: The Plan for Torbay - 2012 to 2032 and beyond (Proposed Submission Plan, February 2014)'.

In doing so, the Statement focuses on the following four areas:

- The bodies and individuals invited to make representations
- The methods used for public consultation inviting representations
- The representations received and issues raised
- Council decision-making in relation to Local Plan progression.

## **TORBAY LOCAL PLAN – A LANDSCAPE FOR SUCCESS: THE PLAN FOR TORBAY - 2012 TO 2032 AND BEYOND (PROPOSED SUBMISSION PLAN, FEBRUARY 2014)**

### **2.1 Background**

Consultation on the Proposed Submission Local Plan, February 2014 took place between February and April 2014. This document built on the earlier Local Plan Consultation Draft (September 2012) and the continuing and considerable level of public participation work that had been undertaken to date. This has included close working relationships with adjoining Districts, the County Council and other key partners as a continuation of the ongoing duty to co-operate, as well as with the three Neighbourhood Planning Forums responsible for preparing the Bay's Neighbourhood Plans. The subsequent input has helped the Council to shape the emerging Local Plan. Importantly, 'A landscape for success' has embraced fully the advent of the Government's new Localism agenda.

The proposed Submission Plan has been the subject of an ongoing formal process of Sustainability Appraisal from the outset to ensure that it was acceptable in terms of its social, economic and environmental impacts. It has also been the subject of a Habitats Regulations Assessment, which has also evolved through the Plan preparation process.

## **2.2 Bodies and individuals invited to make representations, and methods used for public engagement**

### Background – legal requirements

As required by Regulation 19 (Publication of a local plan), the local planning authority must make a copy of each of the proposed submission documents and a statement of the representations procedure available for inspection in key public locations and on its web site (in accordance with Regulation 35). In addition, the authority must ensure that a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected is sent to each of the general and each of the specific consultation bodies invited to make representations under Regulation 18(1).

### Consultation period

Torbay Council published the Proposed Submission Local Plan, entitled 'Torbay Local Plan – A landscape for success: The Plan for Torbay - 2012 to 2032 and beyond (Proposed Submission Plan, February 2014)' for consultation between 9.00am on Monday 28 February and Monday 7 April 2014, consistent with the requirement in Regulation 17 to consult for a period of not less than 6 weeks.

### Contacting specific and general consultees (notification and invitation to make representations)

Letters and e-mails were sent to a wide list of specific and general consultees registered on the Council's Local Plan Consultee Database, as illustrated in **Appendices 1 and 2** respectively. Specific and general consultation bodies were contacted by either letter, e-mail or both, in accordance with Regulation 3, as detailed in each Table. Each consultee also received a paper or electronic copy of the Council's A4 'Statement of Representations Procedure and Availability of Documentation' (Regulation 17). A copy is reproduced in **Appendix 3**. These consultees, plus some new interested parties, had also been contacted in a similar manner at the Regulation 18 'plan preparation' stage – full details of consultees are available from the Council on request.

### Informing and consulting residents, businesses, statutory bodies, utilities, community groups and other interested parties with an interest in the area

A range of methods were used to inform and consult the wider general public in Torbay including the following:

- Publication of the Torbay Local Plan and online consultation on the Council's website. All of the Proposed Submission Plan documents were made available on the Council's web site, which included a bespoke 'new local plan' page. Documents available for inspection and to download comprised the Statement of Representations Procedure and Availability of Documentation sheet, the Torbay Local Plan, the Key Diagram and Policies Map Booklet, the Regulation 18 Plan Preparation Statement of Consultation and Engagement, the Sustainability Appraisal, the Sustainability Appraisal Non-Technical

Summary, the Habitats Regulations Assessment and the Habitats Regulations Assessment Non-Technical Summary. Copies of a formal Representation Form were also available to download.

This page provided access to pdf versions of all Local Plan documents and Policies Maps. It also allowed a link through to the 'Objective' online consultation portal, which provided the opportunity for those wishing to make and submit representations online.

Links to the Council website and consultation portal were provided on partner websites including those of the Brixham Peninsula, Paignton and Torquay Neighbourhood Forums.

A series of PDF images and documents illustrating the detail set out in the relevant Council web pages is reproduced in **Appendix 4**.

- Reference copies of each of the Proposed Submission Plan documents, including paper copies of Representations Forms, were made available throughout the consultation period at public locations in Torbay, including Public Libraries, Council and Connections Offices. Copies of the Statement of Representations Procedure and Availability of Documentation sheet were displayed and available with the Local Plan documents, in order to provide information on how to make representations and the dates during which they should be made.
- A Formal Notice of Publication of Local Plan was placed by the Council in the Herald Express, the local newspaper serving Torbay and South Devon on Thursday 20 February 2014, in the week leading up to the consultation period. A copy is reproduced in **Appendix 5**.
- A press release was submitted to local media prior to the consultation period. An article featuring the newly published Proposed Submission Plan and outlining its contents appeared in the Herald Express in the first week of the six week consultation period (Thursday 27 February 2014), with a request from key politicians to get involved in the Plan. **Appendix 6** contains a copy of this article.
- Details of the Plan, how to access it and make representations were set out in the Spatial Planning Business Unit's electronic 'Spatial Planning Newsflash' which was emailed on Monday 24 February 2014 to about 400 developers and agents on the Unit's newsflash database (see **Appendix 7**).
- The Business Unit's standard Spatial Planning email acknowledgement included a headline Torbay Local Plan news item giving details of the consultation period and a link enabling readers to view the Proposed Submission Version via the embedded web link (see **Appendix 8**).



- The Council and Neighbourhood Forums have continued to seek, since the introduction of neighbourhood planning in Torbay (mid 2011), to ‘parallel track’ the preparation of Local and Neighbourhood Plans. This has included ongoing sharing of evidence bases, involvement in land availability assessment work and a number of local engagement events to help shape the content of the emerging Local Plan.
- Master Planning events for Future Growth Areas identified in the Proposed Submission Plan have been used to publicise and promote the policies and proposals of this Plan. These events were completed by the end of May 2014 and the consultants’ Master Plans are scheduled for completion in summer 2014.
- Community engagement events, including presentations to and discussions with community groups, Torbay Business Forum and business representatives, Neighbourhood Forum and sub-group meetings, Community Partnership Steering Groups

## 2.3 Representations and issues

### *Summary of representations – volume and category*

A total of 143 organisations or individuals made representations on the Proposed Submission Plan, broken down as follows:

- 6 partner organisations (Torbay Development Agency, Torbay Coast and Countryside Trust etc)
- 3 neighbouring Councils (Devon CC, Teignbridge and South Hams District Councils)
- 14 national organisations (English Heritage, Environment Agency, CPRE etc)
- 11 Neighbourhood Forum / Parish / Community groups
- 4 local business organisations / social enterprise bodies (including Registered Providers)
- 14 housebuilders / developers
- 2 retailers (supermarket operators)
- 89 private individuals (78 objecting to proposal for Broadley Drive site, Torquay).

These generated in the region of 1,500 individual comments on the contents of the Plan.

### *Summary of main issues raised by representations*

A summary of the main issues raised by the above organisations and individuals is set out in **Appendix 9**.

### *Summary of representations made*

**Appendix 10** contains a schedule setting out details of each representor and a summary of representations made.

### *Schedule of suggested changes put forward by Torbay Council*

Following the Council’s consideration and assessment of representations received, the related discussions and negotiations with representors have resulted in the preparation of a series of suggested Torbay Council changes to text and policies of the Proposed

Submission Plan, which the Council has put forward for consideration at the Examination. These are set out in two separate Submission Documents, which each comprise a detailed schedule and an accompanying Briefing Note. They are accompanied by similar schedules for the Sustainability Appraisal and the Habitats Regulations Assessment.

## **KEY PLAN PREPARATION MEETING DATES FOR MEMBERS**

### **3.1 Place Policy Development Group (PPDG) Meeting - 4 June 2014**

A presentation was made to the Director of Place, Members of PPDG and other interested Councillors, setting out details of consultation responses and representations made following publication of the Proposed Submission Plan. It identified key issues raised and officer responses / solutions; gave an update on completion of necessary outstanding work on evidence base to Local Plan; provided details of Submission documents in preparation; and gave an outline of the Examination process, including appointment of the Programme Officer. It proposed a recommendation to Council to agree to formal submission of the Local Plan to the Secretary of State, and to agree relevant delegated powers to officers during the Examination process.

### **3.2 Council - 17 July 2014**

A Report entitled 'Submission of the new Torbay Local Plan (A Landscape for Success) to the Secretary of State' was presented to a meeting of Council on 17 July 2014

This Report described the outcomes of the publication of the Proposed Submission version in February 2014, in particular the responses received, and the next steps leading up to the formal submission of the Local Plan and its subsequent Independent Examination. The recommendations to Members of the Council to facilitate these imminent stages were as follows:

"Proposed decision and reasons

- 2.1 In order to progress the Torbay Local Plan, the Council is recommended to agree the following actions:
- a) The Proposed Submission Plan be submitted formally to the Secretary of State for Independent Examination by the Planning Inspectorate;
  - b) Officers be authorised to agree minor editorial changes to the Proposed Submission Plan for submission to PINS, in consultation with the Director of Place and the Executive Lead for Spatial Planning, Housing, Waste and Energy; and
  - c) Officers be given delegated powers to agree amendments to policy and related matters with the appointed Planning Inspector to facilitate the timely progression of the Independent Examination; and

- d) Officers keep Members briefed on the evolving Examination timescales, and any issues emerging from the Planning Inspectorate's initial assessment of the Submission Plan."

The full report to Council can be accessed from the link below:

<http://www.torbay.gov.uk/DemocraticServices/documents/s19631/Submission%20of%20Local%20Plan%20Report.pdf>

The content for Appendix 1 of this Council Report was drawn from Appendix 10 on Page 33 below.

These recommendations were agreed by Members, with minor amendment regarding delegated powers (Council Minute 42/2014).



## APPENDICES

1. Sample letter / email sent to specific consultees
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## Appendix 1: Sample letter / email sent to specific consultees

**From:** Planning, Strategic

**Sent:** 21 February 2014 10:46

**To:** 'tseabrook@westernpower.co.uk'

**Subject:** Torbay Local Plan - Publication of the Proposed Submission Plan (Mon 24 Feb - Mon 7 April)

Dear Mr Tim Seabrook,

### **Torbay Local Plan - A Landscape for Success: The Plan for Torbay - 2012 to 2032 and beyond**

#### **Publication of the Proposed Submission Plan**

Your consultee identification number is - **479750**

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council wishes to notify you that it is publishing the above Development Plan Document prior to submission to the Secretary of State for Independent Examination.

Views are invited specifically on matters concerning legal compliance, soundness and the duty to co-operate relating to the Proposed Submission Plan (the Plan), which will be published for a six week period from **9.00am Monday 24 February to 9:00am Monday 7 April 2014**. A Sustainability Appraisal (incorporating Strategic Environmental Assessment requirements) and a Habitats Regulations Assessment (HRA) have also been published and are available for comments.

The Plan is a revised version of the Local Plan Consultation Draft consulted on in September 2012. The Plan and accompanying documents, including a **Statement of Representations Procedure**, can be viewed from Monday 24 February online at [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan), at the Council's planning offices and in all Torbay libraries and Connections Offices during normal opening hours.

Torbay Council will be using an **online consultation portal** and **we would strongly encourage you to use this system** to make representations as it the most efficient way in which to comment on the Local Plan. Alternatively, you should submit comments in writing via letter or e-mail preferably using a representation form (available to download via the website) which will ensure you provide all the information necessary for your response to be valid. Copies of the response form can be posted to you on request. It would be helpful if you could include your Consultee ID in your response.

Please note that comments cannot be treated as confidential. Your comments will be published with your name as part of a public document and made publicly available on the Council's website.

Limited complementary hard copies of these documents are available on request. There may be a charge for additional copies of documents – please see details on the website.

Please contact the Strategic Planning Team if you have any queries.

Yours sincerely

**Steve Turner**

**Team Leader - Strategic Planning**

Strategic Planning Team

Spatial Planning

Place and Resources

Torbay Council

Electric House (2nd Floor)

Castle Circus

Torquay TQ1 3DR

Tel: 01803 208812

Email: [steve.turner@torbay.gov.uk](mailto:steve.turner@torbay.gov.uk)

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

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## Appendix 2: Sample letter / email sent to general consultees

**From:** Planning, Strategic

**Sent:** 21 February 2014 10:45

**To:** 'robin@ageconcernertorbay.org.uk'

**Subject:** Torbay Local Plan - Publication of the Proposed Submission Plan (Mon 24 Feb - Mon 7 April)

Dear Mr Robin Causley,

### **Torbay Local Plan - A Landscape for Success: The Plan for Torbay - 2012 to 2032 and beyond**

#### **Publication of the Proposed Submission Plan**

Your consultee identification number is - **468945**

Torbay Council is publishing the Local Plan that it proposes to submit to the Secretary of State for Independent Examination by a Planning Inspector. The document, when adopted, will form the overarching development plan for Torbay, providing strategic guidance for growth and change. The Local Plan sets out policies covering a variety of matters and includes a Key Diagram and Policies Map to show where different policies apply. The Local Plan covers the whole of Torbay, including Torquay, Paignton and Brixham.

The Proposed Submission Local Plan is a revised version of the earlier Local Plan Consultation Draft published for comments in September 2012. There is a 6 week period to provide representations on the proposed submission document, between **9:00am Monday 24 February and 9:00am Monday 7 April**, as detailed in the **Statement of Representations Procedure** (which can be found from Monday 24 February at [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)). Any responses received after this deadline will not be published or passed to the Secretary of State with the Local Plan.

From Monday 24 February, the Local Plan can be viewed:

- online at [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)
- at the Torbay Council Spatial Planning Office, Electric House, Torquay
- in all Council libraries and Connections Offices during normal opening hours

You can buy a copy of the Local Plan from Council offices - further details on the 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 the most efficient way in which to comment on the Local Plan. Alternatively, you should submit comments in writing via letter or e-mail preferably using a representation form (available to download via the website) which will ensure you provide all the information necessary for your response to be valid. The Local Plan, the evidence base, response form and associated guidance notes can be downloaded and viewed online. Copies of the response form can be posted on request. It would be helpful if you could include your Consultee ID in your response.

Please note that comments cannot be treated as confidential. Your comments will be published with your name as part of a public document and made publicly available on the Council's website.

Please contact the Strategic Planning team if you have any queries.

Yours sincerely,

**Steve Turner**

**Team Leader - Strategic Planning**

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## Appendix 3: Statement of Representations Procedure and Availability of Documentation

### TORBAY LOCAL PLAN

#### A landscape for success

#### The Plan for Torbay – 2012 to 2032 and beyond

### PROPOSED SUBMISSION PLAN

### STATEMENT OF REPRESENTATIONS PROCEDURE AND

### AVAILABILITY OF DOCUMENTATION

Torbay Council has prepared a new Local Plan for Torbay, which it proposes to submit to the Secretary of State. It sets out a spatial strategy and a framework for place-making, and includes policies for managing change over the next twenty years.

**Views are invited on the soundness of the Proposed Submission Plan**, which will be published for formal representations over a six week period from **9.00am on Monday 24 February to 9.00am on Monday 7 April 2014**.

Reference copies of the Plan, as well as the related Sustainability Appraisal Report, Habitats Regulations Assessment and Statement of Consultation and Engagement, will be available for inspection on the Council's web site [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan), and at Torbay Council's Spatial Planning Office at Electric House, Torquay (see address below), Council Libraries and Connections Offices during normal opening hours.

Documents can be downloaded from the above web site free of charge. Paper copies of Local Plan documents may be purchased from Spatial Planning - details of prices are available from the web site and the locations above.

Your representations should state whether you support or object to a specific part of the Local Plan, your reasons and any suggested changes. To assist the Independent Examination of the Plan, you should indicate whether the part(s) of the Plan you are commenting on meet the government's tests of soundness ie, are positively prepared, justified, effective and consistent with national policy, and are legally compliant.

Please let us have your views using the **Representation Form** produced for this purpose. You should use one form for each policy representation that you wish to make. The form is available both electronically (online via [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)) and as a paper copy (from the above locations). You can also make representations directly via the online consultation portal using the same web link.

If it is not possible to use the above formats, you can let us have your views by email (to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk)) or in writing to Torbay Local Plan, Spatial Planning, Torbay Council, Electric House (2<sup>nd</sup> Floor), Castle Circus, Torquay TQ1 3DR. If you have any queries, please call 01803 208804.

**All comments should be received by 9.00am on Monday 7 April 2014**. Late comments will not be accepted. All representations received will be made available for public inspection and submitted to the Inspector appointed to conduct the Independent Examination of the Plan.

Representations may be accompanied by a request to be notified, at a specified address, of any of the following:

- \* submission of the Local Plan to the Secretary of State
- \* the publication of the Inspector's Report of the Examination
- \* the Adoption of the Local Plan by the Council

**Torbay Council – February 2014**

## Appendix 4: Publication of Proposed Submission Plan on Council web site

Home	New Local Plan
Your Services	 <a href="#">Online Consultation Portal</a>
Planning	-----
Strategic Planning	<p><b>Torbay Local Plan - 'A landscape for success: The Plan for Torbay - 2012 to 2032 and beyond'</b></p> <p><b>Proposed Submission Plan</b></p> <p>The Proposed Submission Version of the new Torbay Local Plan is published for consultation from <b>9.00am Monday 24 February to 9.00am Monday 7 April 2014</b>. <i>Please note that this is a formal stage of the consultation process and representations must be received by 9.00am on Monday 7 April 2014 in order for them to be taken into account.</i> Comments can be made via the <a href="#">Online Consultation Portal</a> or using the <a href="#">Representation Form</a> below. You will need to fill out and submit a separate copy of the form for each representation you make.</p> <p> <a href="#">Torbay Local Plan Representation Form</a></p> <p>The Local Plan and associated Sustainability Appraisal, Habitats Regulations Assessment documents and a statement of consultation so far, can be viewed or downloaded via the Council's <a href="#">Online Consultation Portal</a> free of charge. PDFs of the Local Plan and all related documents are available from the <a href="#">Supporting Documents</a> tab of the online Local Plan consultation event. The <a href="#">interactive Policies Map</a> is also available online, with pdf downloads available at the top of the map page. The <a href="#">Statement of Representations Procedure and Availability of Documentation</a> and <a href="#">Proposed Submission Documents price list</a> are available below. Paper copies of Local Plan documents may be purchased from Spatial Planning at Electric House, Torquay.</p> <p> <a href="#">Regulation 19 Statement of Representations Procedure and Availability of Documentation</a></p> <p> <a href="#">Local Plan Proposed Submission Documents Price List</a></p> <p>The Local Plan sets out key issues, aspirations for the future, and policies for delivering and managing change over the next 20 years and beyond. The Local Plan will form the statutory basis for decisions on spatial planning within Torbay when Adopted.</p> <p>This version of the Local Plan represents what the Council believes to be the most sustainable approach for guiding development in Torbay, having regard to government guidance and good practice.</p> <p>The Council will consider responses received. It hopes to submit the Plan, along with representations made on it, to the Secretary of State in July 2014. The Local Plan will then be subject to independent examination by the Planning Inspectorate, probably during Autumn 2014.</p> <p><b>Comments received on earlier drafts</b></p>
AMR	
AMR	
Devon Structure Plan	
Anthony Test	
Evidence Base Docs	
Green Infrastructure	
Habitats Regulations Assessment	
Land Use Monitoring	
Local Plan	
New Local Plan	
Local Development Framework	
Local Development Scheme	
Masterplans	
Neighbourhood Planning in Torbay	
Minerals	
Planning Briefs	
Regional Planning	
Sub-Regional Study	
Sustainability Appraisal	
Regional Planning and Spatial Strategy	

## Waste

### Statement of Community Involvement

The Proposed Submission Plan was drafted taking into account the responses received on previous consultations and engagement, including:

- A draft of the Local Plan which was consulted on during September - November 2012 (see documents at the bottom of this page under Related Documents)

- A vision, objectives and a growth options consultation that took place during September - November 2009.

- Ongoing engagement with Torbay's three Neighbourhood Forums, the Planning Inspectorate, Neighbouring Councils and other bodies.

A Statement of Consultation and Engagement document at the bottom of this page provides a detailed assessment of representations received and how the Council has addressed them.

#### The Document in more detail

The Plan sets out five aspirations for balanced and sustainable growth:

1. Secure economic recovery and success
2. Achieve a better connected, accessible Torbay and essential infrastructure
3. Protect and enhance a superb environment
4. Create more sustainable communities and better places.
5. Respond to climate change

Central to the Plan is safeguarding and enhancing Torbay's environment and its uniqueness. It also prioritises economic growth and new jobs for the Bay. That includes some innovative proposals to breathe new life and vitality into Torbay's town centres, policies to provide employment space, and the promotion of investment into core tourism areas.

The Plan supports exciting new projects, including a new harbour extension for Torquay, the Northern Arm Breakwater at Brixham, expansion of primary schools, new sports facilities at Clennon Valley, watersports and cycling areas of excellence, education and employment space at West Paignton and North West Torquay. These will help Torbay make the most of the benefits that a recovering economy and the new South Devon Link Road will bring.

The National Planning Policy Framework requires local plans to make every effort objectively to meet housing, business and other development needs in an area, with sufficient flexibility to adapt to rapid change, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This Plan represents what the Council believe, based on detailed assessments, to be the most appropriate level and distribution of growth, taking into account the area's requirements as well as environmental and infrastructure capacity.

#### Related Documents

All documents open in a new window. Need more help with documents? View the [Document Help page](#).



##### **Local Plan Executive Summary (Reg 18 Pre-Submission Draft 2012)**

The Plan for Torbay to 2032 and beyond.  
Last updated: 21/02/2014, 11:49am (9.5 MB)



##### **Summary of Consultation Responses to Draft New Local Plan (Reg 18 Pre-Submission Draft 2012)**

Provides a headline summary of representations received.  
Last updated: 21/02/2014, 11:50am (37 KB)



##### **Consultation Responses to the Draft New Local Plan 'A Landscape for Success' (Reg 18 Pre-Submission Draft 2012)**

Full summary of representations to 'A Landscape for Success: The Plan for Torbay to 2032 and beyond'  
Last updated: 21/02/2014, 11:50am (191 KB)

Home	<b>Sustainability Appraisal of the new Local Plan</b>
Your Services	
Planning	
Strategic Planning	
Sustainability Appraisal	
SA of the LDF	
SA of the new Local Plan	
	<p>The Council is currently consulting on the Proposed Submission Version of the Torbay Local Plan from 9:00 am Monday 24 February to 9:00 am Monday 7 April 2014. The Sustainability Appraisal of the Local Plan and associated Non-Technical Summary and Appendices are now available to view on the Council's <a href="#">Online Consultation Portal</a> . Alternatively, reference copies are available at the Council's Libraries and Connections Offices.</p> <p>The Sustainability Appraisal and related documents of the previous stage Local Plan 'A Landscape for Success: The Plan for Torbay to 2032 and beyond' (September 2012 Consultation Draft) are available in the Related Documents section at the bottom of this page.</p> <p><b>Related Documents</b></p> <p>All documents open in a new window. Need more help with documents? View the <a href="#">Document Help page</a>.</p> <p> <b>Sustainability Appraisal Report - Consultation Draft September 2012</b> A Landscape for Success The Plan for Torbay to 2032 and beyond Sustainability Appraisal Report September 2012 Last updated: 21/02/2014, 9:55am (48.6 MB)</p> <p> <b>Sustainability Appraisal Appendices - Consultation Draft September 2012</b> A Landscape for Success The Plan for Torbay to 2032 and beyond Sustainability Appraisal Appendices September 2012 Last updated: 14/02/2014, 4:54pm (17.1 MB)</p> <p> <b>Sustainability Appraisal Non-Technical Summary - Consultation Draft September 2012</b> A Landscape for Success The Plan for Torbay to 2032 and beyond Sustainability Appraisal Non-Technical Summary - Consultation Draft September 2012 Last updated: 14/02/2014, 4:53pm (2.5 MB)</p>

Home	<b>Habitats Regulations Assessment of the new Local Plan</b>
Your Services	
Planning	
Strategic Planning	
Habitats Regulations Assessment	
HRA of the LDF	
HRA of the new Local Plan	
	<p>The Council is currently consulting on the Proposed Submission Version of the Torbay Local Plan from 9:00 am Monday 24 February to 9:00 am Monday 7 April 2014. The Habitats Regulations Assessment of the Local Plan and associated Non-Technical Summary are now available to view on the Council's <a href="#">Online Consultation Portal</a> . Alternatively, reference copies are available at the Council's Libraries and Connections Offices.</p> <p>The Habitats Regulations Assessment of the previous stage Local Plan (2012 Consultation Draft) and the related Non-Technical Summary are available to view via the Related Documents section below. Work is currently progressing on the Proposed Submission Plan.</p> <p><b>Related Documents</b></p> <p>All documents open in a new window. Need more help with documents? View the <a href="#">Document Help page</a>.</p> <p> <b>Habitats Regulations Assessment - Local Plan Consultation Draft September 2012</b> A Landscape for Success The Plan for Torbay to 2032 and beyond Habitats Regulations Assessment - Local Plan Consultation Draft September 2012 Last updated: 14/02/2014, 5:25pm (5.1 MB)</p> <p> <b>Habitats Regulations Assessment Non-Technical Summary - Local Plan Consultation Draft September 2012</b> A Landscape for Success The Plan for Torbay to 2032 and beyond Habitats Regulations Assessment Non-Technical Summary - Local Plan Consultation Draft September 2012 Last updated: 14/02/2014, 5:26pm (1.9 MB)</p> <p> <b>Screening Matrix to Identify the Likelihood of Significant Effects November 2013</b> Screening matrix to identify the likelihood of significant effects Last updated: 07/03/2014, 9:42am (562 KB)</p>

<b>Home</b>	<b>Strategic Planning</b>
Your Services	
Planning	
<b>Strategic Planning</b>	
AMR	
AMR	
Devon Structure Plan	
Anthony Test	
Evidence Base Docs	
Green Infrastructure	
Habitats Regulations Assessment	
Land Use Monitoring	
Local Plan	
New Local Plan	
Local Development Framework	
Local Development Scheme	
Masterplans	
Neighbourhood Planning in Torbay	
Minerals	
Planning Briefs	
Regional Planning	
Sub-Regional Study	
Sustainability Appraisal	
Regional Planning and Spatial Strategy	
Waste	
<b>Statement of Community Involvement</b>	

**Consultation on Proposed Submission Version of the Torbay Local Plan - 'A landscape for success: The Plan for Torbay - 2012 to 2032 and beyond'**

The consultation on the Proposed Submission Version of the new Local Plan runs from Monday 24 February to 9:00am Monday 7 April 2014. For further information and to view the documents online please go to the [New Local Plan](#) page and use our [consultation portal](#).

**Strategic Planning**

The Town and Country Planning Act 1990 places a responsibility on local authorities to undertake a range of town planning work and to provide related services. The Coalition Government has undertaken a major reform of planning with the intention of returning decision making to a local level. This will be introduced through the Decentralisation and Localism Bill.

Strategic Planning in Torbay is the responsibility of the Strategic Planning Group, which is part of the Spatial Planning and Implementation Team. This Team also determines major planning applications.

The various documents produced by the Strategic Planning Group can be sourced via this web site and related links. Other useful links relating to this area of work include the [Royal Town Planning Institute](#) and the [Planning Portal](#).

Transportation, environmental policy, conservation, enforcement and other related services are provided by the other sections of the Spatial Planning Business Unit.

The Strategic Planning Group has responsibility for the following matters in particular:

**Plan Preparation**

- Preparation of the Torbay Local Plan
- Preparation of supplementary documents, and other planning guidance documents.
- Development of policy on S106 Obligations and Community Infrastructure Levy, including Affordable Housing.
- Providing advice and assistance to Neighbourhood Forums in the preparation of Neighbourhood Plans.
- Overseeing the preparation of a number of technical studies and reports such as the Strategic Housing Land Availability Assessment and Strategic Housing Market Assessment, Landscape Character Assessment, which form the evidence base for planning policy.
- Sustainability Appraisal (SA) of documents relating to the Local Plan.
- Habitats Regulations Assessment (HRA) of the effects of the Local Plan policy framework.
- Provision of strategic planning policy advice to the community and developers.
- Involvement in cross-boundary working with neighbouring local authorities such as Teignbridge and South Hams District Councils and Devon County Council, and infrastructure providers such as South West Water, to provide a sub-regional planning framework.

**Planning and Development Projects**

- Preparation of Planning Briefs and project management of Masterplans.
- Involvement in major redevelopment and regeneration projects
- Provision of planning policy advice on specific types of planning application

**Monitoring Land Use Trends**

- [Land Use Monitors](#) (Housing and Retail)
- [Authority Monitoring Report](#)
- Planning policy research
- Policy performance

**Corporate Strategies, Plans and Policy Guidance Documents**

- Adopted Torbay Economic Strategy 2013-18 and Tourism Strategy (2010-15 and emerging replacement).
- Adopted Management Plan for the South Devon Area of Outstanding Natural Beauty in Torbay. Further information is available from the AONB staff unit or via their website.
- As a member of the Torbay Biodiversity Steering Group, the production of the Torbay Marine Biodiversity Action Plan (2004-2012), Torbay Local Geodiversity Action Plan (LGAP), Torbay Biodiversity Action Plan (The Nature of Torbay 2006-2016) and Torbay Green Infrastructure Delivery Plan (Please see the Torbay Coast and Countryside Trust website for further details.)
- [Torbay Greenspace Strategy](#)
- Torbay Waste Management Plan.

**Related Websites**

- [Planning Portal](#)
- [Royal Town Planning Institute](#)
- [South Devon Area of Outstanding Natural Beauty](#)
- [Torbay Coast and Countryside Trust](#)

**Appendix 5: Formal Notice of Publication (Herald Express, Thursday, 20 February 2014)**

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Princes Street for a distance of 30 metres in a southerly direction.  
 (ii) the west side from its eastern junction with Babbacombe Road northwards for a distance of 27 metres.

**Schedule 2: No Waiting At Any Time**  
**Babbacombe Downs Road**  
 (i) the south-west side from a point 94 metres south-east of its junction with Princes Street in a southerly direction for a distance of 28 metres.  
 (ii) the west side from its junction with St James Place southwards for a distance of 6 metres.  
 (iii) the west side from a point 22.5 metres south of the its junction with St James Place in a southerly direction to the junction with Babbacombe Road.

Documents giving more detailed particulars of the Order, which includes plans illustrating the lengths of road affected, may be inspected between 9:00am and 5:00pm each working day at the Torbay Council Connections Office, Electric House, Castle Circus, Torquay, TQ1 3DR. The documentation may also be viewed online at the following web address: [www.torbay.gov.uk/proposedstros](http://www.torbay.gov.uk/proposedstros)

All objections and other representations relating to the Order must be submitted in writing to the address given below and must arrive no later than Thursday 13th March 2014 and all objections must specify the grounds on which they are made.

Dated: Thursday 20<sup>th</sup> February 2014  
 Residents & Visitors Services,  
 Highways Management,  
 Torbay Council,  
 Town Hall,  
 Castle Circus,  
 Torquay, TQ1 3DR.



**CLASSIFIED**

**Public Notices**

PLANNING AND COMPULSORY PURCHASE ACT 2004  
 LOCALISM ACT 2011  
 Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)  
**TORBAY LOCAL PLAN**

Torbay Council has prepared a new Local Plan for Torbay, which it proposes to submit to the Secretary of State. It sets out a spatial strategy and a framework for place-making, and includes policies for managing change over the next twenty years. A Proposed Submission Local Plan is now being published for comment, prior to submission. This Plan takes into account views made on the Consultation Draft Local Plan published in September 2012, and builds on the continuing engagement with Torbay's three Neighbourhood Forums and their respective Neighbourhood Plans.

**Views are invited on the soundness of the Proposed Submission Plan, which will be published for formal representations over a six week period from 9.00am on Monday 24 February to 9.00am Monday 7 April 2014.**

Reference copies of the Plan, called 'A landscape for success: The Plan for Torbay - 2012 to 2032 and beyond', as well as the related Sustainability Appraisal Report, Habitats Regulations Assessment and Statement of Consultation and Engagement, will be available for inspection on the Council's web site [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan), and at Torbay Council's Spatial Planning Office (Electric House, Castle Circus, Torquay TQ1 3DR), Council Libraries and Connections Offices during normal opening hours. Further details on how to make representations are available on the above web site and at the above locations, including prices of documents available for purchase.

All comments will be made available for public inspection and should be received by 9.00am on Monday 7 April 2014. Late comments will not be accepted.

Torbay Council - February 2014

All applications can be viewed online at [www.torbay.gov.uk/planningonline](http://www.torbay.gov.uk/planningonline). If you do not have access to the internet, applications can be viewed online at any of Torbay's local libraries.

- BRIXHAM**  
 \*P/2014/0120 - 5 New Road - Proposed replacement of existing windows; form new entrance lobby and proposed drop kerb to the front of the building.
- PAIGNTON**  
 P/2014/0071 - Land West Of Brixham Road, - Approval of appearance, landscaping, layout and scale in relation to 38 dwellings and associated development. Reserved Matters for P/2011/0197
- P/2014/0115 - 16 Torbay Road - Use of galvanised expanded metal lath and trims in lieu of timber laths where ceilings and walls are made good following reinstatement of building after fire
- TORQUAY**  
 \*P/2014/0077 - Flobus Ltd, 7 Rock Road - Reinstatement of roller door (Application P/1999/1591 refers)  
 \*P/2014/0085 - Cliff House Hotel, St Marks Road - Change of use from Class C1 (Hotel) to Class C3 (dwelling house)  
 \*P/2014/0132 - Villa Lisboa, Furzestill Road - Single storey extension; installation of new roof; installation of 2 bedrooms in the loft space with dormers

**FOR ALL CURRENT PLANNING APPLICATIONS PLEASE VISIT [www.torbay.gov.uk/planningonline](http://www.torbay.gov.uk/planningonline) WHERE YOU CAN SEARCH FOR, COMMENT ON AND TRACK APPLICATIONS.** Alternatively comments in writing, quoting the relevant reference number can be sent to: **SPATIAL PLANNING, TORBAY COUNCIL, 2ND FLOOR, ELECTRIC HOUSE, CASTLE CIRCUS, TORQUAY TQ1 3DR. COMMENTS SHOULD BE MADE WITHIN 21 DAYS OF THE PUBLICATION OF THIS NOTICE.**

**JUST COMMENTS RECEIVED AFTER THIS DATE MAY BE TOO LATE TO BE TAKEN INTO CONSIDERATION.** By law, all comments received must be open to public inspection and will be displayed on our web pages. Only comments relating to planning issues can be taken into account; inappropriate comments or comments of a defamatory nature are likely to be removed from the original documents. \*Denotes Within Conservation Area.

**Notice under Section 27 Trustee Act 1925**  
 Mrs Beatrix Shute deceased  
 Late of 39 Sandringham Drive, Preston, Paignton, Devon TQ3 1HR

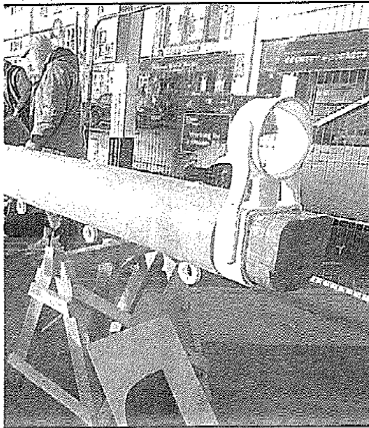
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### Slipway replaced ready for the new season Vessel ready for new season

The vessel. Since then she has been used as a gentleman's yacht, film vessel, charter boat and adventure training craft in France, the Faroe Islands, Ireland and the Isle of Man.

She returned to her home port in 1997 and was refitted, restored and sympathetically modernised.

Vigilance is owned and run by the Vigilance of Brixham Preservation Company, a consortium of local volunteers, and used solely for the benefit of the local community and visitors to the area.

Chairman Roy Williams said: "It is a privilege to lead this dedicated group of volunteers preserving Brixham's maritime heritage for both the people of Brixham and visitors."

All money earned from sailing trips goes towards the boat's maintenance.



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# 6,000 new jobs earmarked in Bay's blueprint for future

THE new Local Plan for Torbay has been launched for consultation this week.

Around 6,000 new jobs, 9,000 new homes, revitalised town centres and major investment in the Bay's harbours and tourism industry are planned over the next 20 years.

These include major investment in transport infrastructure — including a new railway station at Edginswell — further improvements to the A380 and funding for flood protection.

Torbay Council said the plan aims to create a healthier Bay, with better access to sport and recreation and robust protection for and enhancement of the Bay's unique environmental assets.

The council says it is seeking residents' views on the plan.

The Local Plan has reached its penultimate stage of preparation and it will soon be formally submitted to government before the final stage of its evolution — examination in public this autumn and then adoption by the council early in 2015.

The council says it has considered all previous consultation responses and suggestions, has used new evidence and reviewed what's happening with Local Plans in other parts of England.

It says at the heart of the plan is the Bay's fantastic environment. The council says the plan is also positive about new jobs enabling the creation of 5,000 to 6,000 jobs, equivalent to 250 to 300 new jobs a year as in the 'boom' years of 1998 to 2008.

The focus is said to be on high value jobs in important

By **TINA CROWSON**

[tcrowson@heraldexpress.co.uk](mailto:tcrowson@heraldexpress.co.uk)  
Twitter: @TinaCrowson

sectors such as tourism, advanced electronics, medical and healthcare, food production — all of which play to the Bay's strengths. Many of these jobs will be in town centres, but the plan also promotes key sites such as Oxen Cove and Freshwater in Brixham, Claylands at Paignton and Torquay Gateway along Newton Road.

The council says the Local Plan takes a positive approach to new homes, especially family homes, and includes innovative policies on self-build homes and open market housing in some of the Bay's more deprived wards.

The number of new homes is limited by the Bay's high quality environment, but there is space for around 9,000 homes, 400 to 500 a year, over the next 20 years. The council is working closely with South Hams and Teignbridge councils on ways in which growth can be accommodated over the longer term.

Torquay and Paignton town centres, west Paignton and Torquay Gateway, including fields outside Edginswell near Hamelin Way, are said to be the most sustainable locations for growth, and will see the most positive change over the next 20 years. Much of this growth can only come forward after investment in new infrastructure — roads, flood protection, sewers, schools etc.

The Local Plan also promotes investment in new cycle routes, footpaths and urban landscape areas to support

healthy communities and enhance biodiversity. The council says it has already commissioned masterplans for these four growth/green infrastructure areas, and the community will be heavily involved in producing those masterplans.

Mayor of Torbay Gordon Oliver said: "It's important everyone who has a stake in the future of the Bay is aware of our plans and takes part in shaping Torbay through consultation on the Local Plan."

"I look forward to working with our partners in the public and private sector to delivering economic prosperity and a sustainable future for Torbay and its resident and businesses community."

Cllr David Thomas, deputy mayor and executive lead for spatial planning said: "We need to get the Local Plan in place as soon as possible, not only to provide a positive framework for investment but also to provide a statutory basis, alongside Neighbourhood Plans, against which all development proposals will be assessed."

"I urge all local residents and businesses to take part in this important consultation to let their views on Torbay's future be known, and help us together create a landscape for success."

**WHAT DO YOU THINK OF THE LOCAL PLAN?**  
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## Appendix 7: Spatial Planning 'Newsflash'

# spatial planning newsflash

Latest news – Feb 24<sup>th</sup> 2014

## Torbay Local Plan - A landscape for success

### The Plan for Torbay – 2012 to 2032 and beyond

We are pleased to announce the publication of the Proposed Submission version of the Torbay Local Plan.

The views of the public, the business community and other relevant organisations are being sought on the soundness of the Plan during a six week period from 9.00am on Monday 24 February to 9.00am on Monday 7 April.

Reference copies of the Plan and related documents will be available for inspection on the Council's web site [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan), and at Torbay Council's Spatial Planning Office at Electric House, Council Libraries and Connections Offices during normal opening hours. Further details on the representations procedure and the availability of Local Plan documents, including document prices, are set out on the above web site.

Publication of the Proposed Submission Plan marks a key milestone in the preparation of the Torbay Local Plan. The outcome has been the production of a wide range of documents, each of which has a specific role designed to address particular legislative requirements.

The key Torbay Local Plan documents prepared for this current stage are as follows:

- Statement of Representations Procedure and Availability of Documentation
- Proposed Submission Plan
- Key Diagram and Policies Map Booklet
- Sustainability Appraisal (SA), Appendices and Non-Technical Summary
- Habitats Regulations Assessment (HRA) and Non-Technical Summary
- Regulation 18 Plan preparation: Statement of consultation and engagement

Key supporting documents include Torbay Local Development Scheme, the Statement of Community Involvement and a number of evidence base studies.

### Contacts:

Pat Steward – [pat.steward@torbay.gov.uk](mailto:pat.steward@torbay.gov.uk) 01803 208811  
Steve Turner – [steve.turner@torbay.gov.uk](mailto:steve.turner@torbay.gov.uk) 01803 208812

'Spatial Planning Newsflash' has been sent to you to keep you informed about changes to Spatial Planning at Torbay Council. If you do not wish to receive any further newsflash messages from us then please [send an email](#).



## Appendix 8: Spatial Planning email acknowledgement

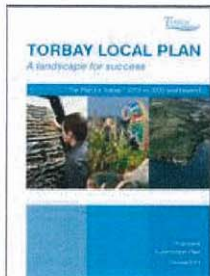
**Turner, Steve**

---

**From:** Planning  
**Sent:** 24 February 2014 12:11  
**To:** Turner, Steve  
**Subject:** Thank you for contacting Spatial Planning

Thank you for contacting Spatial Planning. Your e-mail is acknowledged and is receiving attention.

To view the Proposed Submission Local Plan please visit [New Local Plan](#)



*Torbay Local Plan - A Landscape for Success – The Plan for Torbay 2012 to 2032 and beyond - Please visit [New Local Plan](#) for details. (Consultation 9.00 am Monday 24<sup>th</sup> February 2014 to 9.00 am Monday 7<sup>th</sup> April 2014)*

If you want pre-planning advice please visit our [Pre-Planning webpage](#):



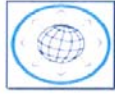
Our pre-planning services will help you to establish: if planning permission is required for your scheme; which, if any, building regulations will apply to your scheme; whether planning permission is likely to be granted for your scheme. Please note that there is now a charge for this service. You can submit online or on paper, and all related forms and fees can be found on this webpage.

To submit a planning application online or download application forms please visit [Planning Portal](#):



The Government's website for submitting planning applications.

To view current or historic planning applications you can do so online at [Planning Online](#):



You can use this site to comment on applications, track their progress and set up email notifications.

To view the Torbay Adopted Local Plan please visit [Torbay Local Plan](#)



ADOPTED TORBAY LOCAL PLAN 1995-2011

If you urgently need to contact us please telephone us on 01803 207801 or call into Connections at Castle Circus, Torquay.

### Spatial Planning

**Torbay Council**  
English Riviera, Devon

## Appendix 9: Summary of key issues raised

### A. Issues raised by organisations and individuals

#### **Partner Organisations (3)**

- Largely very supportive of the Local Plan (particularly from LEP, TDA etc). Some very minor editorial changes suggested.
- AONB Partnership concerned if development at Wall Park extends beyond brownfield area

#### **Neighbouring Councils (3)**

- All three broadly support the Local Plan. None raise duty to Cooperate Issues.
- South Hams DC seek assurances, and S106 contributions on the A385, and maintenance of green wedges

#### **National Organisations (14)**

- Concern from Natural England about HRA. This is being addressed.
- Amendments requested by other organisations (English Heritage, Environment Agency, Sport England, Police Architectural Liaison Officer, Theatres Trust, Woodland Trust) *all appear capable of resolution through relatively minor editorial amendments.*
- Late representation by RSPB requesting amendments to safeguard curlew bunting colonies (capable of resolution through minor amendments) and coastal bird colonies (some amendments suggested but some matters are beyond the scope of planning).
- Mention the economic benefit of a good environment (Environment Agency, English Heritage).
- HCA support the Plan, including self-build housing, but remind Council of the need to show evidence of demand for this form of housing.
- CPRE Devon object that growth levels are too high, the plan is not employment led, and call for stronger countryside protection policies including reinstatement of AGLV, (cf. Paignton Neighbourhood Forum).

#### **Neighbourhood forums/Community partnerships and groups, parish groups (11)**

- Comprehensive objection from Paignton Neighbourhood Forum that growth levels are too high based on assessment of need, Local Plan is not sufficiently jobs led; but jobs numbers proposed will lead to upwards pressure on housing numbers. AGLV should be reinstated. Sewerage infrastructure is at capacity.
- Local Plan should “step back” from allocating sites, to avoid obtruding into Neighbourhood Plan territory.
- Some Community Partnerships echo part of PNF’s objections e.g. object to removal of Lockgate mechanism, deletion of AGLV etc, plan should state that numbers may go down at review as well as up. Objection to growth levels from Churston Galmpton and Broadway Community Partnership.
- Other Neighbourhood Forums have not raised objections to growth level- Brixham generally supportive of the Plan. No comment from Torquay as a neighbourhood Forum (some CP objections noted above).
- Galmpton Parish Council object to growth levels and endorse Paignton Neighbourhood Forum’s comments. Yalberton Valley should be a conservation area/country park.

- Collaton Defence League objects to development of Collaton, particularly because of Infrastructure.

#### **Local Business sector/Social enterprise sector (4)**

- General support for the Plan (South Devon College, Torbay Business Forum, Babbacombe Bay BID).
- South West Registered Providers Consortium object that insufficient housing is being provided (c.f. house builders). Object to affordable housing provision being relaxed if there are viability issues. Concerns about Self Build Policy.

#### **Housebuilders (14)**

- Significant objection that housing levels are below objectively assessed need. Various assessments of requirement are submitted arguing that objectively assessed need is up to 1,100 dwellings per year. If need cannot be met in Torbay it must be met in neighbouring areas (NPPF para 179). Some cross boundary needs assessment submitted by Barton Willmore. It is argued that the Duty to Cooperate has not been met in identifying housing land in neighbouring areas.
- Object to phasing policies – these are constraining development.
- Object that landscape policies (C1) are imposing a de facto greenbelt.
- Some concerns about viability impacts of energy policies, design standards etc on viability

#### **The following sites were proposed as being suitable for development:**

- Sladnor Park, Maidencombe
- Corbyn Apartments, Torquay Seafront (object to inclusion in CTIA)
- Sites at Collaton St Mary: Taylor Wimpey, Bloor Homes sites. Torbay Holiday Motel.
- Jackson Land at Yalberton and other landholdings south of St Mary's Park, Collaton St Mary
- Devonshire Park (former Nortel)
- South of White Rock (Abacus/Deeley Freed)
- Land at Churston (Bloor Homes)
- Wall Park, Brixham (Northern Trust)
- St Marys Park and Upton Manor Campsite, Brixham.

#### **Retailers (2)**

- Tesco- promote land at Edginswell. Object that B1 land is not viable. Test of harm to town centres is too high.
- Sainsbury's – object that The Willows is constrained below other District Centres

#### **Private Individuals (89)**

##### **Torquay (2+78)**

- Protect setting of Edginswell Hall
- Exclude Redstones, Cockington from Conservation Area/Country Park
- 78 objections to SHLAA site at Broadley Drive

##### **Paignton (4)**

- Object to growth levels being too high in context of Collaton St Mary (2)
- Need for more greenfield development to avoid town cramming and provide family homes (1)

- Propose green infrastructure corridor/conservation area at Yalberton valley

### **Galmpton (2)**

- Restrict greenfield development, and be stricter on flooding
- Travellers use Churston – need to address need for sites for travelers on a cross boundary basis.

### **Brixham (3)**

- Object to loss of parking in the town centre (Oxen and Freshwater Cove), development of area will harm tourism appeal.

## **B. Summary of issues raised topic**

### **Growth levels**

- Objectively assessed need for housing
- Is employment strategy appropriate?
- Relationship between jobs and housing and “lockgates” approach.
- Duty to cooperate matters
- Local Plan review wording
- Status of identified sites and relationship with Neighborhood Plans/masterplans

### **Additional sites promoted for development** (see list above)

### **Landscape**

- Case to reinstate AGLV
- Do landscape policies (particularly C1) offer an appropriate level of protection?

### **Ecology**

- Have Habitats Regulations requirements been met?
- Growth Areas
- Marine environment (W5 and TO3)

### **Historic environment-** Does the Plan conserve and enhance the historic environment?

### **Recreation-** does the Plan properly meet need for sports pitches and facilities?

### **Infrastructure**

- Waste water Infrastructure (W5)
- Flooding
- Highways: Western Corridor, A385 Totnes Road

### **Housing** (numbers dealt with above)

- Are policies deliverable given design, building for life etc requirements?
- Are affordable housing levels and thresholds appropriate?
- Evidence of need for Self Build
- Policy on HMOs and relation to tourism areas.

### **Tourism**

- Impact of tourism on Brixham town centre.
- HMOs and Corbyn apartments noted above.

### **Travellers**

- Need for site for travellers.
- Cross Boundary assessment.

### **Deliverability**

- Is the Local Plan deliverable within the infrastructure costs?
- Do demands on developers undermine viability?



## Appendix 10: Detailed schedule of representations

### Torbay Local Plan- A landscape for success: The Plan for Torbay 2012-32 and beyond

#### Detailed schedule of representations

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
<b>Partner organisations</b>				
830126	P1	Torbay Development Agency	SS1, SS5 Support	Support Local Plan
817459	P2	Heart of the South West Local Enterprise Partnership	SS1 Support	Support overall approach and growth strategy set out in the Plan
817400	P3	English Rivera Tourism Company	Support Object to TO1, TO2	Supports tourism policies in the Local Plan, Request minor change to mention “sustainable tourism” rather than green tourism and add reference to year round tourism at part 6 no 2. Clarification awaited on Corbyn Apts
843212	P4	Torbay Coast and Countryside Trust	General support Object to SS7, SS8 and Implementation	General support. Minor amendments to SS8. Object that no reference is made in implementation section to green Infrastructure.
438366	P5	South Devon AONB Unit	General support - SS8, SS Object to 2.4 & SDB3.2 Object to Policies Map	General support for the Plan: (SS8, SS9, C2,C3,C4,NC1,HE1) Support overall Plan. Minor amendment to SS8 (only harmful impacts need mitigation) SDB3.2 – general support, but object to wording re development of greenfield parts of Wall Park. Wording should be clarified, and Policy should seek to draw back development from the coast. The proposals map should draw back the development boundary from greenfield parts of the site.

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
481214	P6	Torbay Local Access Forum	Aspiration 2/ 4.3.8 – General observation	Overall support for the Local Plan. Minor amendment requested to refer to landscape and access impact of renewable energy generation.
<b>Neighbouring District and County Councils</b>				
468625	LA1	Devon County Council	Support for SS1, W1, W4, M2 and M3	DCC support the Local Plan
438382	LA2	South Hams District Council	Object to SS8, SS1 Support for TA1, SS6, SS7 Object to SDP3 Object to C1	Support overall thrust of Local Plan Request mention of AONB. Concern about SDP3, particularly A385 Totnes Road (request developer contributions towards A385 in South Hams) Request C1 is amended to refer to green wedges Part 7 and para 2.2.11 reword to make clear that there is not a “reserve of land” on South Hams
438373	LA3	Teignbridge District Council	Support for SS1, SS6, SDT1, TA1,SS9	General support for the Local Plan
<b>National organisations</b>				
494352	N1	Marine Management Organisation (MMO)	-	No Objections. Refer to role of MMO and Marine licences.
415792	N2	Network Rail	SS6 Support/General observation C5 General observation	Support Devon Metro Scheme. Scheme includes Edginswell Halt, but not Kingskerswell Halt. Where development impacts on level crossings, S106 contributions are sought to carry out any required works. There are no plans to extend the network or increase services to London. 6.3.1.32- clarify that all rail must be built to defined standards
820819	N3	National Grid (Amec for)	SDT3 General observation	Development should not interfere with gas pipeline just north of the proposed future growth area.

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
843248	N4	Homes and Communities Agency	Support for H2, H3 Support for SDT1, SDB1	Support Local plan, particularly affordable housing policy. Support self build policy- but need to show evidence of demand for self build. Support mixed use regeneration in town centres.
843579	N5	English Heritage	Object to SS1, SS8,SS9, SS10, HE1, HE2, TO1,SDT2	Object that the Plan and SA give inadequate reference to historic environment. Not clear how growth option is achievable within built environment constraints. SHLAA is not available so cannot assess whether growth strategy is appropriate.
400188	N6	Natural England	Object to SS1, SS2, SDT1, SDT2, SDT3, SDP1-4, SDB1-3, SS2,Ss11, TO1, TO3, C1,NC1,SS8, SS6, W5, Object to SA, HRA	Object that Plan does not meet HRA requirements. Plan is too dependent on “down the line” assessments. Need to clarify what constraints considered by SHLAA and HRA. Waste water polices should safeguard bathing water quality. Marine economy policies should consider effect on marine conservation and cSAC/ Conservation Zone. See More detailed summary/response on HRA/SA comments.
843585	N7	Environment Agency	Object to SS3,SS4,SS8,SS13,SPD3, C3,ER1,W5	Overall support. Minor technical amendments requested re flooding etc. Refer to economic benefits of a good environment.
417366	N8	South West Water (Martyn Dunn)	-	No comments
425628	N9	Devon and Cornwall Police Architectural Liaison Officer	Object to DE1 and SS10	Object that plan does not mention designing out crime and role of ALO. Amendments requested: matters that are likely to be resolved through editorial amendment.
501495	N10	Sport England	Object to SC2, General comments on SC1,SS2SC2,DE1	Generally support the Local Plan. Need to update evidence base with Sports Facilities Strategy and Playing Pitch strategy (underway). Design Policy DE1 should incorporate Active Design.

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
843591	N11	CPRE Devon	Object to SS1, SS10, SS4, SS11 SS12 ,C1,C2, SDT3, SDP3, SDB1,SS12, ER1	Object that the level of growth in Torbay is too high, and plan is not employment led. Reinstate AGLV at Torquay Gateway and Collaton St Mary and Westerland Valley. Reduce growth level in Brixham. Make Countryside policies more resistant to greenfield development, including reinstating AGLV Do not support any development in food risk areas.
400123	N12	The Theatres Trust	Object to TO1, TC3 TC5, SC1	Object that no reference/policy is made to safeguarding theatres and other cultural facilities.
843602	N13	The Woodland Trust	Object to SS9, DE1, DE3, SS7, SS9	Support Plan in principle, but request amendments to strengthen protection of trees and woodland.
468952	N14	RSPB (Late representation received 23 July 2014)	Object to: SS8 NC1 6.1.2.27 (TO3) SDT3 TO1	<b>SS8.</b> Policy SS8 needs a broader focus for other environmental factors (not just AONB and landscape). More information should be included on target habitat and species in Torbay. <b>SDT3.</b> More detail needed on off-site compensation for Cirl Buntings specifically within the Torquay Gateway. <b>TO1.</b> Recognise that any increased water activity should avoid disturbance to the sea bird colonies/SSSI at Berry Head (avoid wash from vessels etc causing damage). <b>6.1.2.27 (TO3).</b> Object to wording of paragraph 6.1.2.27 as it indicates 'proposals can proceed so long as compensatory measures are sought' which fails to reflect fundamentals of nature conservation. Recommend 'overriding public interest' test should apply. <b>NC1</b> Make reference to nature conservation as a 'public good'. Details of mitigation measures for Cirl Buntings needed (off-site compensation). Object to lack of detail and ability to enforce on biodiversity offsetting. More emphasis on bat roosting boxes (1 bird/bat box per dwelling standard recommended).

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
<b>Neighbourhood Forums, Community Partnerships, Neighbouring Parishes and Amenity Societies</b>				
704914	F1	Paignton Neighbourhood Forum	Object to SS1,SS2,SS8,SS9, SS11, SDP1, SDP2, SDP3, H1, H4,TC1, TC2, TC3, TA3 C1,C2, C4, HE1, DE3, SC2, ER1,W5, Policies Map	<p><b>Growth Strategy/Housing/Employment:</b> Detailed assessment of demographic projections (falling migration rates etc) arguing that objective assessed need is around 150-200 dpa/3-4,000 dwellings over the Plan period.</p> <p>Torbay's capacity is argued to be 8,100 dwellings (beyond plan period), and allowance for bringing empty homes into use should be a long term commitment. Local Plan does not need to identify sites beyond year 10/15.</p> <p>Phasing policy should reinstate "lock gate" including truly jobs led mechanism. This can include growth rates dropping if need falls. Need a statement indicating where former policies are replaced by new Local Plan.</p> <p>Local Plan should emphasize that growth areas etc are not site allocations- these will be allocated through NPs (should be designated as Countryside Zone).</p> <p>The neighbourhood Plan is the appropriate plan to bring forward specific sites.</p> <p><b>Countryside/landscape:</b> Area of Great Landscape Value (AGLV) should be reinstated (removal not justified by NPPF para 109): should cover Collaton St Mary, Westerland valley and Yalberton Valley.</p> <p>Object to allocation of further greenfield sites at Preston Down Road, Collaton St Mary. Make Policy C1 stronger. Reinstate ULPA at Queens Park. Amend DE3 to indicate that lower densities may be appropriate in rural areas.</p> <p><b>Town Centres</b> strengthen town centre first policy in TC1. Object to designation of the Willows as a district centre- operates as an out of town centre. Reduce threshold for impact test to 500 sq m in TC3</p> <p><b>Transport</b> – make provision for white vans/commercial vehicles in residential development to accommodate Live/Work.</p>

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
				<p><b>Conservation Area-</b> propose new conservation area at Yalberton Valley.</p> <p><b>HMOs-</b> strengthen HMO Policy and implement Article 4 Direction.</p> <p><b>Sports/recreation</b> –strengthen policy presumption against loss of sports facilities (c.f. NPPF 74).</p> <p><b>Flooding/Sewerage:</b> limited capacity of Victorian shared sewers is a constraint on growth. Full details of flood/sewerage alleviation measures should be required before determining a planning application- cannot be left to conditions.</p> <p>Large number of editorial amendment /wording clarifications requested to bring the Local plan into line with strategic objections made above. Support for a significant number of policies.</p>
828890	F2	Brixham Peninsula Neighbourhood Forum	Support for SDB1 Object to C1 and SS8	Generally support the Local Plan and growth levels for Brixham. Object to the deletion of AGLV
816891	F3	Churston Galmpton and Broadsands Community Partnership	Object to SS1,SS2, SS4, SS6,SS8, SS9, SS11, SS12 C1,C2, C5 SDB1, SDB3, TC1,TC3,TO1,TO3, SC2,SC4, W5	<p>Object to housing growth figures- should be 150-200 dpa. Local Plan growth levels will result in inward migration and environmental harm (support Paignton Neighbourhood Forum's views). Object to rate of growth in Brixham (SDB1); should be 400 over plan period (20 pa).</p> <p>Object that landscape/environmental Protection around CGB area should be higher (Coastal Zone/AONB). Expand area of SDB3.1 eastwards on Key diagram to cover Golf Course and AONB.</p> <p>Town centre first approach to retail should be strengthened.</p> <p>SS6- ownership issue along cycle track (editorial matter).</p> <p>Refer to parking provision for home working. Strengthen rural protection policies (C1, C2 etc).</p> <p>Define minor developments as up to 5 dwellings. Strengthen policy on protection of recreation space.</p>

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
				<p>SC4 Strengthen protection of agricultural land and extend to pasture land.</p> <p>W5- require full details of waste water management to be submitted with planning applications, to address problem with sewer capacity</p>
<p>TTCCP: 478209</p> <p>CCLCP: 817448</p>	F4	<p>Torquay Town Centre Community Partnership and Cockington Chelston and Livermead Community Partnership (joint response)</p>	<p>Object to SS1,SS2,SS3, SS4,SS5,SS8, SS9, SS11, SS12,C1, C2, SC4, SDT1, SDT2, TC1, TC2, TO1, TO2, HE1, HE2, H6,SC2,ER1,W5</p>	<p><b>Growth Strategy</b> SS1, SS2 Object. Plan is not jobs led and ignores that migration is falling. Consider as de facto objection to SS1 (although objection to 8-10k homes is not stated). Higher % of B uses should be required as part of employment provision.</p> <p>Object to deletion of lock gate mechanism. Five year review may show a decline in need.</p> <p><b>Role of neighbourhood Plan</b> Object that Local Plan obtrudes too much into neighbourhood Plan matters. Make it clear that areas of search, timescales and capacities are not site allocations but indicative only- the Neighbourhood Plan should allocate.</p> <p><b>Landscape</b> C1, HE1, C1, SS9. Need clear designation/policy on Country Parks. Should have similar weight to AONB. Make Policies C1 and C2 more restrictive of development.</p> <p>Object to Local Plan Strategy- Object to level of growth- supports Paignton NF's proposed growth rate. H1E1, HE2 need to clarify/provide more detail.</p> <p><b>Town Centres</b> Strengthen TC1's protection of town centres and propose arts centre. Treat The Willows as out of centre in terms of sequential test.</p> <p><b>Tourism:</b> Clarify meaning of TO1 (point 3) maritime facilities in harbour area.</p>

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
				<p><b>HMOs</b> add additional criteria “would not conflict with any other Policy of the LP or NP”. Bring A4D into effect.  H6 –Support policy of encouraging people to live in their own homes. Should be accompanied by improving “substandard” accommodation especially privately rented accommodation.</p> <p><b>SC2 Recreation facilities-</b> strengthen presumption in favour of retaining/protecting recreation facilities.  <b>Flooding</b>  Full details of flood risk/sewerage should be submitted at application stage to ensure that they can be addressed. Should not be left to planning conditions due to flood risks/ age of sewers.</p>
468649	F5	St Marychurch and District Community Partnership	Support for SDT2,SDT4,TO2,TO1 Object to SS6, TA1, H6 – General observation	<p>Better management and penetration of public transport requested (SS6, TA1)  Support policies H6 and DE3 but should not reduce stock of care accommodation too far. Need to support upgrading housing stock especially private rented stock.</p>
496966	F6	Torre and Upton Community Partnership (Mrs. Susan Colley for)	Object to SS1, SDT1, W5	<p>Object to review policy (treat as SS1, 4.1.29): should be revised to allow growth rates to fall, should evidence of need indicate this.  Housing should not come forward until clear evidence that the infrastructure can cope.</p>
468932	F7	Paignton Heritage Society	Object to SDP1, DE1	<p>Propose new conservation area serving Paignton seafront and linking other CAs.</p>
418700	F8	Stoke Gabriel Parish Council	Object to SS1 etc (as per Paignton Neighbourhood Forum) Object to HE1and ER1	<p>Object to Plan – endorse Paignton Neighbourhood Forum’s comments. Additional comments on flooding, light pollution, preventing rat-running and propose new conservation area at Yalberton.  Endorse part of Paignton NF’s comments</p>



Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
830233	F9	Stoke Gabriel Parish Plan Group	Object to SS1,C1,C2, C4, SS9, SS6, SS13, ER1	Support Paignton neighbourhood Forum's comments (i.e. SS1 Obj). Object that insufficient protection given to environment at Yalberton Valley, including Orchards. Make green wedge polices stronger (C1 and C4) and stronger on resisting light pollution. Reduce rat-running (refer to Aisha, Whitehill and Galmpton at 4.3.17). Strengthen reference to SUDS in ER1 and SS13
847437	F10	Stoke Gabriel Low-E Group.	Object to SS1, DE1, DE2, SS10, SS13, DE1,H2 H3, ES1	Support Paignton neighbourhood Forum's comments (SS1 Obj) Government's Standards Review reduces scope to set local targets on energy efficiency etc. H3- make more Council land available for self build. Various minor amendments about achieving tenure neutral design etc.
844172	F11	Collaton Defence League	Object to SS1,C1, SDP3, SS7,ER1	Object to overall level of growth. Object to development at Collaton St Mary. Plan is not supported by an adequate infrastructure delivery plan-specifically relating to flooding.  Object to deletion of AGLV.
<b>Business Sector/Organisations/Social Enterprise Sector</b>				
Agent: 847469  Consultee: 847470	B1	SW HARP Planning Consortium (Tetlow King for)	Object to SS1,SS2, SS4,SS5,SS8,SS12,TA2,C, H2,H3,H6,DE1,DE2,DE3,S C1,SC4,ER1	Object that housing numbers are below objectively assessed need (12,300 dwellings) and SHMA is out of date. Future growth areas should be brought forward sooner to increase supply of housing. Object that job creation target will lead to in-commuting. Object to affordable housing requirements being relaxed in order to help viability. Concerns about self-build policy.
Agent: 847471  Consultee: 440790	B2	South Devon College (GVA for)	Minor amendments suggested to SS3,SS4, ES1	Broadly support the Local Plan. Refer to SDC's renewable energy area of excellence.

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
817670	B3	Torbay Business Forum	SS4, TO2 Obj (not in-principle objections)	Support overall level of growth and supportive framework for investment, (SS1, E1, SS4 Support) SS4 Obj- plan should make more provision for Science/IT Park TO2 obj- make for provision for 4-5 star hotel
468963	B4	Babbacombe Bay BID	Aspiration 1, SDT4 and TC2 – general observations	Mention Babbacombe Bay BID Area. (Not objections in principle to the Plan)
<b>Development Industry - Housing</b>				
844154	HB1	Home Builders Federation	Object to SS1,SS11,SS12, H1,H2, H3,TA1, DE2,DE3,ES1	Object to housing numbers- below objectively assessed need (13,000 dwellings). Raises Duty to Cooperate issues (i.e. unmet requirement should be met in adjoining areas). Lack of 5 year supply. Concerns that policy on energy, Building for Life, space standards etc will impact on viability.  Torbay should be considered as part of a wider housing market judged by degree of self containment (@70% local self containment is a useful benchmark for an HMA).
Agent: 844168  Consultee: 356404	HB2	McCarthy and Stone (The Planning Bureau/Ziyad Thomas for)	H6 Support	Local Plans should make provision for people in need of care. Policy H6 of the Local plan is supported
844178	HB3	PCL Planning (for Sladnor Park)	Object to SS1, SS11, SDT1	Support many aspects of the Plan. Object to housing level- should be 11,500-13,500 to meet objectively assessed need. Propose Sladnor Park as a housing site.

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
Agent: 844186  Consultee: 844185	HB4	Landford Estates (K&L Gates on behalf of)	Object to TO2	Object to inclusion of Corbyn Apartments within Core Tourism Investment Areas. Evidence base behind tourism policies is out of date.
Agent: 844190  Consultee: 791437	HB5	Bloor Homes (Barton Willmore on behalf of): mainly re. Churston interests.	Object to SS1, SS11, C1, SDB1	Object that housing target is too low. Detailed assessment to argue that requirement is 900-1100 dpa. Provides a housing market area assessment at wider than Torbay's boundaries.  Object that Policy C1 imposes a de facto green belt. Brixham and Churston are artificially constrained below actual potential.
Agent: 844198  Consultee: 791437	HB6	Bloor Homes - Boyer Planning on behalf of (mainly Collaton St Mary land interests)	Object to ASP1, ASP4, SS1, SS2, SS3, SS4, SS5, SS6, SS10, SS11, SDP3, SDP1, SDP3	Housing numbers do not meet objectively assessed need and does not meet wider benefits of housing. Future Growth Areas should not be constrained and should be brought forward sooner (i.e. should be clear allocations). The Strategic Development policies should not contain highly detailed matters, e.g. local wildlife issues).  SS3 should say "in accordance with" rather than reflect presumption in favour of sustainable development.
Agent: 844316  Consultee: 844315	HB7	Taylor Wimpey (Exeter Ltd) Origin3 for (Colin Danks)	Object to SS1, SS2, SS6, SDP1, SDP3, SS2, SS12, H3	Object to housing figure- below objectively assessed need (12,300 dwellings). SPD3/SS2 support Future Growth Area at Collaton St Mary. Should be brought forward earlier in plan period (object to phasing and requirement for non-housing uses unless a need can be shown). SS6- support upgrading of A385 Totnes Road.  SS12 (5 year supply): policy replicates N

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
				PPF and should be deleted. H3 (affordable housing). No objection in principle but policy should set out mechanisms to determine site viability.
Agent: 829991  Consultee: 844323	HB8	Mrs. J Tyrell (Herridge Property Consulting for)	SPD3 Support	SS2, SDP1, SPD3 support. Support Collaton St Mary growth area. Former Torbay Motel is available for redevelopment.
Agent: 844334  Consultee: 844326	HB9	Devonshire Park (Former Nortel site). Blue Sky Planning for.	Objections to SS1,SS2,SD1, SPD3	General support for Plan but object that there is undue reliance on Neighbourhood Plans and Masterplans to deliver sites (particularly former Nortel). This should be made into a clear allocation. Object to phasing- should be allowed to come forward earlier in Plan period. Clarity sought that employment space also comprises non-B uses.  Plan should make clearer distinction between Strategic Delivery Areas and Future Growth Areas.
Agent: 844351  Consultee: 844349	HB10	Waddeton Park LTD -PCL Planning for ("Jackson family" land)	Objections to SS1, SS11, SDP1	Support many aspects of the Plan. Support principle of development in west of Paignton. Object to housing level- should be 11,500-13,500 Paignton could accommodate higher growth rate. Request lower % of employment as part of Future Growth Areas.
Agent: 844863  Consultee: 844862	HB11	Abacus Properties and Deeley Freed (Stride Treglown for)	Objections to SS1,SS4,TC2,SDB1,SDP3,	Object that Local Plan is not meeting objectively assessed requirement, and Torbay should be a +20% NPPF buffer area. 900 dpa needed for first part of Plan period. Low housing target will constrain employment growth.  Propose land at south of White Rock (T756b)/SDP3.5. White Rock should be a local/district centre. Would provide opportunities for South Devon College expansion.

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
Agent: 844870  Consultee: 442694	HB12	Northern trust (Tetlow King for)	Object to SS1,SS2, SS3,SS7, SS8, SS9,SS10, SS11,SS12, SDB1, SDB3, TO2, TA2,NC1,H1, H2, DE1, DE2,DE3,SC1,SC4,ES1	Object that growth levels are too low. Support Wall Park, Brixham, as a future growth area, but policies should be less restrictive and make the site a definite allocation.  Concern about cumulative impact of various policies on viability. Policy TA2 should refer to sustainable modes of travel, not “non-car”.
Agent: 830010  Consultee: 830289	HB13	Mrs. Hosking (Smithsgore for)	Object to SS1, SS8,SS12, SDB1, SDB3	Object that Plan does not meet objectively assessed need, particularly in Brixham. Plan should define what is meant by major development in the AONB. New housing site proposed St Marys Park and Upton Manor Campsite
844875	HB14	Gladman Developments	Object to SS1,SS11,C1,H2,	Object that Local Plan is not meeting objectively assessed need and PBA Housing Requirements Report is itself likely to be an underestimate. This may be a duty to Cooperate issue as there may be a need to find housing on neighbouring land. Support future growth areas and brownfield development, but should not preclude development elsewhere. Green wedge policies should not be given too much weight. The Local Plan should be supported with a consequences report if not seeking to meet needs in full.
<b>Retail Developers (Supermarkets)</b>				
Agent: 844903  Consultee: 365896	S1	Sainsbury's (WYG for)	Object to TC1/TC3	Support overall hierarchy. Object to Willows District Centre being constrained.
Agent: 845691	S2	Tescos (Amethyst	Object to SS2, SS6, SDT1, SDT3, TC1, TC3	Object to designation of Edginswell as B1 employment. B1 not viable and therefore Gateway and Edginswell Halt is not deliverable.

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
Consultee: 845688		Properties for)		Test of retail harm to town centres is too high.
<b>Private Individuals – Torquay (excluding Broadley Drive)</b>				
Consultee - 830296	T11	Julian Sanders	General observations - HE1, HE2, SDT3	Protect the historic setting of Edginswell Hall (treat as general observation not objections in principle).
Agent - 830294				
845042	T12	Anthony Garlick	Object to SS9 HE1	Object to inclusion of Redstone in the Country Park and Conservation Area.
<b>Private Individuals – Broadley Drive</b>				
846990	BD1	Ms Giustina Matassa	Object to SDT1	Object to housing site at top of Broadley Drive (SHLAA T707). Reasons include landscape impact, loss of greenspace, wildlife, transport impact, lack of school places, doctors and other infrastructure. Water run-off. Significant development is proposed in the area at Hollicombe.
847011	2	Carole Seaton	Object to SDT1	As above
825984	3	Mr Martin Read	Object to SDT1	As above
824957	4	Mr peter Apps	Object to SDT1	As above
822026	5	Mr Graham Whetlor	Object to SDT1	As above
830275	6	Mr Philip Thomas	Object to SDT1	As above
828726	7	Mrs. Liz Dobson	Object to SDT1	As above
830300	8	Mr Kingsley Woods	Object to SDT1	As above
847010	9	David Sanders	Object to SDT1	As above
847009	10	Dr S S Gill	Object to SDT1	As above

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
847008	11	Sonia Sanders	Object to SDT1	As above
847006	12	Shirley and Brian Clement	Object to SDT1	As above
826172	13	Andrew Gibbs	Object to SDT1	As above
846986	14	John and Gillian Cook	Object to SDT1	As above
846988	15	M A Arthur	Object to SDT1	As above
847084	16	Chris and Joe Greatrex	Object to SDT1	As above
847820	17	John Francis	Object to SDT1	As above
846983	18	Chris Dainton	Object to SDT1	As above
846634	19	Mr and Mrs. H E Newman	Object to SDT1	As above
846738	20	Mr Pietro Matassa	Object to SDT1	As above
826863	21	Chris Lander	Object to SDT1 Object to SS1	As above Object that increase in housing and 750 jobs per year is too high. The Local Plan should take a jobs first approach.
846617	22	Peter Snow	Object to SDT1 TC1 – General observation	As above. Better to condense shopping area and reuse vacant shops for housing- these would be close to facilities.
845238	23	Sue Macleod	Object to SDT1	As above
847088	24	Sheila Morley	Object to SDT1	As above
847381	25	Mrs. Jill Smallshaw	Object to SDT1	As above
823348	26	John Wright	Object to SDT1	As above
847095	27	Mrs. Christina Wright	Object to SDT1	As above
845670	28	Mr Andrew Fiderkiewicz	Object to SDT1	As above
846586	29	David Searle	Object to SDT1	As above

Consultee ID	File No.	Person / Organisation	Policy number subject of representation(s)	Torbay Council comment
846581	30	Helen Booth	Object to SDT1	As above
846594	31	Wing commander Trevor Oakey and Peggy Oakley	Object to SDT1	As above
847082	32	Mrs. E A Pring	Object to SDT1	As above
846590	33	Mrs. D O Nunn and Mr P Nunn	Object to SDT1	As above
846599	34	Carol Franks	Object to SDT1	As above
845220	35	David Bickford	Object to SDT1	As above
845230	36	Stephanie Bickford	Object to SDT1	As above
846613	37	Dennis Huxley	Object to SDT1	As above
846616	38	Lesley Richardson	Object to SDT1	As above
829508	39	David Newton	Object to SDT1	As above
847311	40	George Govier	Object to SDT1	As above
847272	41	Mr and Mrs. R White	Object to SDT1	As above
847344	42	Neil Stanlake	Object to SDT1	As above
847024	43	David Dabbs	Object to SDT1	As above
847023	44	Carol Stanlake	Object to SDT1	As above
847276	45	Shirley Dabbs	Object to SDT1	As above
847308	46	Margaret Butler	Object to SDT1	As above
847026	47	Audrey Keenan	Object to SDT1	As above
847027	48	Roger Keenan	Object to SDT1	As above
847025	49	June Secker	Object to SDT1	As above
847246	50	Sarah Bird	Object to SDT1	As above
847242	51	Martin Newey	Object to SDT1	As above



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847241	52	Anne Krasnopolski	Object to SDT1	As above
847019	53	Adam Krasnopolski	Object to SDT1	As above
847237	54	Yvette Ball	Object to SDT1	As above
847238	55	Mark Ball	Object to SDT1	As above
847368	56	Robert White	Object to SDT1	As above
400134	57	Denis J Reid VRD	Object to SDT1	As above
847370	58	George Broom	Object to SDT1	As above
847818	59	Ann Broom	Object to SDT1	As above
847222	60	Patrick Canavan	Object to SDT1 Object to SS1	As above Plan should safeguard the environment by taking more radical approach to redeveloping town centres.
847359	61	R N Carter FRICS	Object to SDT1	As above
847356	62	Thomas Hunt	Object to SDT1	As above
847348	63	T A Davies	Object to SDT1 Object to SS1	Broadly Drive as above. Level of growth in Plan is too high due to lack of employment in the region.
847285	64	Carolyn Perrett	Object to SDT1	As above
847287	65	Judith Keane Andrew Miller	Object to SDT1	As above
845224	66	Lyn Smith	Object to SDT1	As above
847280	67	Suzanne Sengupta	Object to SDT1	As above
847018	68	Atanu Sengupta	Object to SDT1	As above
847021	69	Mrs. S A Wilson	Object to SDT1	As above
847090	70	WJ Bagwell	Object to SDT1	As above

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845235	71	Jane Wills	Object to SDT1	As above
845189	72	Michael Holder	Object to SDT1	As above
845195	73	Margaret Holder	Object to SDT1	As above
845185	74	Mr and Mrs. Crapnell	Object to SDT1	As above
845199	75	Mr Ian Lane	Object to SDT1	As above
845203	76	Mrs. Jennifer Lane	Object to SDT1	As above
845212	77	Mr Howard Richards	Object to SDT1	As above
847797	78	Helen Thomas	Object to SDT1	As above
847013	79	Andrew Stockman	Object to SDT1	As above
847792	80	Michel Thomas	Object to SDT1	As above
847795	81	Sally Jane Thomas	Object to SDT1	As above
847804	82	Geoff and Beryl Booth	Object to SDT1	As above
847791	83	L.J. Moxham	Object to SDT1	As above
847789	84	Patricia Bickford	Object to SDT1	As above
<b>Private Individuals - Paignton</b>				
417506	PI1	Adrian Gee	Object to SS1, SS2 SDP1 SPD3	Object to housing numbers- plan does not take a jobs led approach. Object to development at Collaton St Mary: urban sprawl, flooding/drainage, highways, landscape issues. Development should focus on lower risk flood areas.
829682	PI2	Leaf Lovejoy	Object to SDP3, SS9, C1,ER1	Object to Collaton St Mary due to impact on Stoke Gabriel. Propose Yalberton Valley and conservation area/ green infrastructure corridor.

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468988	PI3	John Pouney	Object to SS1,SS11	Need for more greenfield housing sites to avoid town cramming. Need more cycling facilities in parks. Promote fresh food markets in town centres to promote healthy eating.
358268	PI4	Mr Michael Webster	Object to SS1,H1,SS2,SDP3,C1, HE1,DE1,SS6/TA1, DE1	Object to growth levels- population figures are exaggerated. Local Plan should take a stronger protection of greenfield sites and green wedges. Proposes a conservation area in Yalberton Valley. Reinstate AGLV. Greater emphasis on flood protection.
<b>Private Individuals – Galmpton/Churston</b>				
429416	GI1	Steve Sherren	Object to ER1,SS,SS11H, H2,IF1, SDB1,TA1	Strengthen policy restricting development on floodplains, Object to number of dwellings and jobs (Overestimation of need will lead to second homes). Object that the Local Plan provides no detailed breakdown of dwellings in Galmpton. Development areas should be assessed for potential health risk. Need to improve road infrastructure before new development is permitted.

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829357	GI2	Mrs. J Collinge	Object to SS1, SS4, SS5, SS6 SS11 H5 SB1, SDB2, SDB3 TA1.	<p>Regular traveler occupation at Galmpton- the council should cooperate with other Devon authorities to identify sites</p> <p>Housing targets in Churston are not justified by evidence of available land</p> <p>Various transport improvements around Churston are suggested: complete dualling of Western Corridor, reduce rat running through Bascombe Road and manage traffic generation at Grammar School, provide integrated rail link across Torbay.</p> <p>Jobs total is too optimistic – does not take into account business failures and reduction in public sector employment. Inadequate transport infrastructure. Should lead to reduction in jobs and housing numbers.</p>
<b>Private Individuals - Brixham</b>				
847295	B1	John Robinson	Object to SDB2,	Object to development on Oxen cove and Freshwater Quarry. Plan is unsound for proposing this. Loss of car parks close to waterfront will harm tourism and visitor spend. (Mr Robinson refers to survey evidence backing this view). Wishes to appear at EiP.
366378	B2	Brian Harland	Object to SS1, SS8 SS11, H2, C2	<p>Object to growth strategy in the Plan- will destroy tourism appeal. Sites should be required to provide 30% affordable housing.</p> <p>Torbay is too small to be a viable Local Authority</p>
673768	B3	Mr Colin Chandler	Object to SS1, SDB1,SS11	Policy SDDDB1 can only rely on windfalls if these windfalls do not have environmental, waste water etc constraints.

