

TORBAY LOCAL PLAN

A landscape for success

The Plan for Torbay – 2012 to 2032 and beyond

SUBMISSION PLAN

Schedule of Local Plan Objections by Policy Number and suggested issues raised by objections.

Torbay Council - September 2014

Explanatory Note: Schedule of Local Plan Objections by Policy Number and suggested issues raised by objections.

This schedule lists objections to each of the policies in the Proposed Submission Torbay Local Plan (February 2014), and sets out what the Council considers to be the main issues raised by them. It should be read in conjunction with the more detailed summary of consultees' comments contained in Submission Documents SD10, SD14 and SD20.

It is pointed out that the identification of issues raised by objections is without prejudice to the Council's view that the Torbay Local Plan Proposed Submission Plan is a sound document. A number of suggested changes have been put forward to the Examination by the Council (see Submission Documents SD20 and SD21). These seek to address as many objections that do not go to the heart of the Local Plan as possible.

Note that by far the most significant issue raised in representations relates to the Local Plan's growth strategy (Policy SS1), and a significant number of other representations are satellite objections to this main issue. The Council has sought to fairly represent the comments raised on the Local Plan, but has not recorded every comment made as a separate representation, where they are considered to fall within the organisation's or person's main objection to SS1 (etc).

All objections have been ascribed to an upper case policy, which in most instances is SS1, as explained above. So, for example comments on Part 7 Delivery and Monitoring are coded as SS1 objections, since all the comments were in the context of the Local Plan's growth strategy.

Some Community Partnerships and Forums helpfully provided a policy by policy assessment of the Local Plan. These stated that many of the non-strategic policies are "Sound". Whilst this support is welcomed, they are not recorded here as supporting representations, unless the reasons for support raise issues that need to be considered at the Examination.

Policy	No. of Objections*	Representors (General statements of support are not included, other than for support for general strategy in SS1).	Issues Raised
*Number in column excludes consultees making supporting comments.			
Part 4: Spatial strategy and policies for strategic direction			
Policy SS1 - Growth Strategy for a prosperous Torbay	34	<p>Torbay Development Agency 830126 (Support) Heart of the South West Local Enterprise Partnership 817459 (Support) Devon County Council 468625 (Support) South Hams District Council 438382 (general support- amendments requested) Teignbridge District Council 438373 (Support) English Heritage 843579 (Objection- resolved) Natural England 400188 (Objection) CPRE Devon 843591 (Object –growth level too high) Paignton Neighbourhood Forum 704914 (In principle objection to LP strategy- growth levels too high). Churston Galmpton and Broadsands Community Partnership 704914 (In principle objection to LP strategy- growth levels too high). Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Torre and Upton Community Partnership 496966 (Object to review policy) Stoke Gabriel Parish Council 418700 (Object) Stoke Gabriel Parish Plan Group 830233 (Object) Stoke Gabriel Low-E Group. 847437 (Object) Collaton Defence League (844172 Object) SW HARP Planning Consortium (Tetlow King for) 847469/847470.) Object- growth level too low) Torbay Business Forum 817760 (Support) Home Builders Federation 844154 (Object- growth levels too low) PCL Planning (for Sladnor Park) 844178 (Object- growth levels are too low) Bloor Homes (Barton Willmore on behalf of) 844190/791437 (Object- growth levels too low) Bloor Homes -Boyer Planning on behalf of 844198/791437 (Object-</p>	<p>The soundness of the Local plan growth strategy is the main issue raised in representations. Many of the comments made in representations (especially the review on a policy by policy basis of the Local Plan by various community groups) come down to the growth strategy, and have been coded as such.</p> <p>Is the (housing) growth level is too high or too low in relation to Objectively Assessed Needs (NPPF 47 and 159)?</p> <p>In general the community and groups argued for a lower rate of growth; whilst the development industry want a higher rate of growth.</p> <p>Is the growth strategy is deliverable without breaching Habitats Regulations?</p> <p>Does growth need to be considered on a cross boundary basis or can Torbay be considered a self contained housing market area?</p> <p>Five year review mechanism - How should this be assessed and can development levels can go down as well as up?</p>

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		<p>growth levels too low)</p> <p>Mrs JTyrell (Herridge properties for) (Support)</p> <p>Taylor Wimpey (Exeter Ltd) Origin3 for 844316/844315 (Object- growth levels too low)</p> <p>Devonshire Park (Former Nortel site). Blue Sky Planning for 844334/844326 (Object- growth levels too low)</p> <p>Waddeton Park LTD -PCL Planning for (“Jackson family” land) 844351/844349 (Object- that growth levels too low)</p> <p>Abacus Properties and Deeley Freed (Stride Treglown for) 844863/844862 (Object- that growth levels are too low)</p> <p>Northern Trust (Tetlow King for) 844870/442694 (Object- that growth levels are too low)</p> <p>Mrs. Hosking (Smithsgore for) 830010/830289 (Object- that growth levels are too low)</p> <p>Gladman Developments 844875 (Object- that growth levels are too low)</p> <p>Mr Adrian Gee 417506 (Object – growth level is too high. Infrastructure cannot cope)</p> <p>John Pouney 468988 (Object- need more greenfield sites to avoid town cramming)</p> <p>Mr Michael Webster 358268 (Growth levels too high- plan should protect greenfield sites more strongly)</p> <p>Mr Steve Sherrin 429416 (Object - growth levels are too high)</p> <p>Mrs. J Collinge 829357 (Object- growth levels are too high)</p> <p>Brian Harland 366378 (Object - growth levels are too high)</p> <p>Mr Colin Chandler 673768 (Object- strategy too reliant on windfalls).</p>	
Policy SS2 - Future Growth Areas	15	<p>South Devon AONB Unit 843212 (general support)</p> <p>Natural England 400188 (Objection- subject to discussion)</p> <p>Sport England 501495 (General comment)</p> <p>Paignton Neighbourhood Forum 704914 (Object)</p> <p>Churston Galmpton and Broadsands Community Partnership 704914 (Object)</p> <p>Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)</p> <p>SW HARP Planning Consortium (Tetlow King for) 847469/847470.)</p>	<p>Site specific objections – especially to Collaton St Mary. Issues around Wall Park/Berry Head.</p> <p>Should the Future Growth Areas be clear allocations (argued by the development industry)? Conversely should they be “for information” denotations about longer term sites to be released through Neighbourhood Plans (e.g. Paignton Neighbourhood Forum’s view)?</p> <p>Phasing issues- Should sites be phased according to a</p>

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		<p>Object- growth level too low)</p> <p>Bloor Homes -Boyer Planning on behalf of 844198/791437 (Support principle, object to phasing etc)</p> <p>Taylor Wimpey (Exeter Ltd) Origin3 for 844316/844315 (Support principle, object to phasing etc)</p> <p>Devonshire Park (Former Nortel site). Blue Sky Planning for 844334/844326 (Support principle, object to phasing- make FGAs into clear proposals).</p> <p>Waddeton Park LTD -PCL Planning for (“Jackson family” land)844351/844349 (Object- that growth levels too low)</p> <p>Northern Trust (Tetlow King for) 844870/442694 (Clarify that FGAs are clear proposals)</p> <p>Gladman Developments 844875 (General observation-phasing is only justified where there are infrastructure constraints)</p> <p>Tesco Stores (Amethyst Properties for) 830010/830289 (B1 use not deliverable at Edginswell: should be retail)</p> <p>Mr Adrian Gee 417506 (Object – growth level is too high. Infrastructure cannot cope)</p> <p>Mr Michael Webster 358268 (Growth levels too high- plan should protect greenfield sites more strongly)</p>	<p>“jobs first” mechanism ; or solely on the basis of infrastructure?</p> <p>HRA issues.</p>
Policy SS3 - Presumption in favour of sustainable development	6	<p>Environment Agency 843583 (amendments requested)</p> <p>Torquay Town Centre Community Partnership (478209) and Churston Galmpton and Broadsands CP 816891 (Object/ general observation)</p> <p>Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)</p> <p>Bloor Homes -Boyer Planning on behalf of 844198/791437 (Amendment requested)</p> <p>Northern Trust (Tetlow King for) 844870/442694 (Support)</p>	<p>Does Policy add to, or simply replicate, Paragraph 14 of the NPPF?</p> <p>How far should the presumption in favour of sustainable development apply in Torbay, given the area’s constraints and HRA impacts (NPPF footnote 9 and Para 119)?</p>
Policy SS4 - The economy and employment	11	<p>Environment Agency 843583 (Amendments requested)</p> <p>CPRE Devon 843591 (Object)</p> <p>Churston Galmpton and Broadsands Community Partnership 704914 (Object)</p>	<p>Note that issues raised are often closely related to Policy SS1.</p> <p>What is the relationship between jobs and homes?</p>

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		<p>Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)</p> <p>SW HARP Planning Consortium (Tetlow King for) 847469/847470.) Object- growth level too low)</p> <p>South Devon College (GVA for) 847471/440790 (Amend)</p> <p>Torbay Business Forum 817760 (support- minor amendment).</p> <p>Bloor Homes -Boyer Planning on behalf of 844198/791437 (Object- housing levels levels too low to meet demand for labour)</p> <p>Abacus Properties and Deeley Freed (Stride Treglown for) 844863/844862 (Object- that growth levels are too low. Land south of White Rock is promoted for mixed use development including employment)</p> <p>Mrs. J Collinge 829357 (Object- jobs growth target is over-optimistic)</p>	<p>How far can housing be phased until jobs are created? Is there a need for homes to meet demand for labour.</p> <p>How reliable are the employment projections which the Local plan relies on?</p> <p>Suitability of land south of White Rock, Paignton for a mixed use employment/housing area.</p>
Policy SS5 - Employment space	7	<p>Torbay Development Agency 830126 (Support)</p> <p>Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)</p> <p>SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Object)</p> <p>Bloor Homes -Boyer Planning on behalf of 844198/791437 (Object- housing and infrastructure levels too low to support growth)</p> <p>Northern Trust (Tetlow King for) 844870/442694 (Object- that housing growth levels are too low to enable economic growth)</p> <p>Mrs. J Collinge 829357 (Object- jobs growth target is over-optimistic)</p>	<p>Issues as for SS4</p> <p>What is the scope of the Local Plan to safeguard land for "B" Class use?</p> <p>What is scope of the Local Plan to retain employment land (NPPF22)?</p>
Policy SS6 - Strategic transport improvements	13	<p>Torbay Local Access Forum 481214 (General support)</p> <p>South Hams District Council 438382 (General support- amendments requested)</p> <p>Teignbridge District Council 438373 (Support)</p> <p>Network Rail 415792 (Minor amendment requested)</p> <p>Natural England 400188 (Objection)</p> <p>Churston Galmpton and Broadsands Community Partnership 704914 (Object)</p> <p>St Marychurch and District Community Partnership 468649 (Object-</p>	<p>Note that issues raised are often closely related to Policy SS1.</p> <p>Various minor amendments are suggested.</p> <p>Objections to growth on the basis of highway impact/pollution (C.f. SS1 above)</p> <p>Should development of Future Growth Areas be phased</p>

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		amendments requested) Stoke Gabriel Parish Plan Group 830233 (Object) Bloor Homes -Boyer Planning on behalf of 844198/791437 (Object to phasing) Taylor Wimpey (Exeter Ltd) Origin3 for 844316/844315 (Object to phasing) Tescos (Amethyst Properties for) 830010/830289 (General comment- rail halt at Edginswell will require a high value enabling development). Mr Michael Webster 358268 (Growth levels too high- congestion at Tweenaway cross) Mr Steve Sherrin 429416 (Object – traffic pollution from growth levels) Mrs. J Collinge 829357 (Object- traffic impacts at Churston)	until further road improvements are complete (especially A385 at Collaton St Mary)?
Policy SS7 - Infrastructure, phasing and delivery of development	4	Torbay Coast and Countryside Trust 843212 (Minor amendments) The Woodland Trust 843602 (Amendments requested) Collaton Defence League 844172 (Object) Northern Trust Tetlow King for) 844870/442694 (Object- viability concerns).	Note that issues raised are often closely related to Policy SS1. Is Torbay's programme of infrastructure delivery adequate? (NPPF para 156 bullet 3). Minor amendments regarding the Plan's delivery mechanism, especially of green infrastructure.
Policy SS8 - Natural environment	14	South Devon AONB Unit 438366 (Request amendments) South Hams District Council 438382 (General support- amendments requested) English Heritage 843579 (Objections resolved) Natural England 400188 (Objection) Environment Agency 843583 (Amendments requested) RSPB (late rep) 468952 (Object- amendments requested) Paignton Neighbourhood Forum 704914 (Object) Brixham Peninsula Neighbourhood Forum 828890 (Object – amendment requested) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)	Objections in the context of objections to the growth strategy in SS1. How far is growth strategy achievable without harm to HRA matters? Should Area of Great Landscape Value be reinstated? (see C1 below) . Are constraints being given too much weight, in relation to Objectively Assessed Needs?

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		SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Object) Mrs. Hosking (Smithsgore for) 830010/830289 (Object- define what is meant by major development in AONB) Brian Harland 366378 (Object - growth levels will harm natural environment).	
Policy SS9 - Green infrastructure	12	South Devon AONB Unit 438366 (General support) Teignbridge District Council 438373 (Support) English Heritage 843579 (Objections- resolved) The Woodland Trust 843602 (Amendments requested) Paignton Neighbourhood Forum 704914 (Object) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Stoke Gabriel Parish Plan Group 830233 (Object) Northern Trust Tetlow King for) 844870/442694 (Object- clarity and viability concerns) Mr Anthony Garlick 845042 (late rep) (Object to inclusion of Redstones in CP) Leaf Lovejoy 829682 (Amend- Yalberton Valley) Mrs. J Collinge 829357 (Development strategy will harm GI)	Minor amendments regarding Country Parks. Should a Country Park (or similar protection) be designated at Yalberton Valley?
Policy SS10 - Sustainable communities strategy	7	English Heritage 843579 (objections resolved) Devon and Cornwall Police Architectural Liaison Officer 425628 (amendments requested) Sport England 501495 (General comment) CPRE Devon 843591 (Object) Stoke Gabriel Low-E Group. 847437 (Object) Bloor Homes -Boyer Planning on behalf of 844198/791437 (Object- viability concerns) Northern Trust Tetlow King for) 844870/442694 (Object- viability concerns)	Minor amendments regarding crime and disorder. Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability?

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Policy SS11 - Housing	16	<p>Natural England 400188 (Objection) CPRE Devon 843591 (Object) Paignton Neighbourhood Forum 704914 (Object) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) SW HARP Planning Consortium (Tetlow King for) 847469/847470.) Object- growth level too low) Home Builders Federation 844154 (Object- growth levels too low) PCL Planning (for Sladnor Park) 844178 (Object- growth levels too low) Bloor Homes (Barton Willmore on behalf of) 844190/791437 (Object- growth levels too low) Bloor Homes -Boyer Planning on behalf of 844198/791437 (Object – growth levels to low) Northern Trust Tetlow King for) 844870/442694 (Object- growth levels too low) Gladman Developments 844875 (Object- that growth levels are too low) John Pouney 468988 (Object- need more greenfield sites to avoid town cramming) Steve Sherrin 429416 (Object- growth levels are too high) Mrs. J Collinge 829357 (Object - growth levels are too high). Mr Colin Chandler 673768 (Object- strategy too reliant on windfalls).</p>	Issues similar to SS1. Is the level of housing growth sufficient to meet objectively assessed need? Can it be provided within environmental and infrastructure limits?
Policy SS12 - Five year housing land supply	11	<p>CPRE Devon 843591 (Object) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Paignton Neighbourhood Forum 704914 (Object as per SS1) SW HARP Planning Consortium (Tetlow King for) 847469/847470.) Object- growth level too low) Home Builders Federation 844154 (Object- growth levels too low) Taylor Wimpey (Exeter Ltd) Origin3 for 844316/844315 (Object that</p>	Issues as per SS1 and SS11. How is five year review assessed? Does policy SS12 add anything to NPPF paragraph 47?

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		<p>policy replicates NPPF) Abacus Properties and Deeley Freed (Stride Treglown for) 844863/844862 (Object- that growth levels are too low. 20% NPPF buffer should apply) Northern Trust Tetlow King for) 844870/442694 (Object- growth levels too low) Mrs. Hosking (Smithsgore for) 830010/830289 (Support) Steve Sherrin 429416 (Object-Churston)</p>	
Policy SS13 - Low carbon development and adaptation to climate change	3	Environment Agency 843583 (Amendments requested) Stoke Gabriel Parish Plan Group 830233 (Object- amend) Stoke Gabriel Low-E Group. 847437 (Amend)	Minor amendments requested.
Part 5: Strategic Delivery Areas – a policy framework for Neighbourhood Plans			
Policy SDT1 - Torquay	7	Teignbridge District Council 438373 (Support) Homes and Communities Agency 843248 (General support) Natural England 400188 (Objection) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) St Marychurch and District Community Partnership 468649 (Object-amendments requested) Torre and Upton Community Partnership 496966 (Object to review policy) PCL Planning (for Sladnor Park) 844178 (Object- Promote Sladnor Park) Tescos (Amethyst Properties for) 830010/830289 (Object- B1 use not deliverable at Edginswell: should be retail) .	<p>How far do strategic delivery policies usurp the role of Neighbourhood Forums?</p> <p>How far is “B” land viable at Edginswell? (N.B. this is subject to a separate S78 appeal)</p> <p>Additional land promoted at Sladnor Park, Maidencombe.</p>
SDT1 Broadley	84	84 individuals’ Objections to inclusion of Broadley Drive as a potential	Should Broadley Drive, Torquay be retained as a “potential

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Drive		housing site: 846990 and others [see Schedule of Changes to Proposed Submission Plan (Vol 1)(SD20)].	development site” on the Policies Map document?
Policy SDT2 - Torquay Town Centre and Harbour	4	English Heritage 843579 (Objection- resolved) Natural England 400188 (Objection- subject to discusssion) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)	Minor amendments requested. Can sewerage issued be addressed without combined sewer overflows impacting on Hope Nose (see Policy W5 below)? However see Natural England’s comments on Policy TO3 on the Marine Economy.
Policy SDT3 - Torquay Gateway	6	National Grid (Amec for) 820819 (General observation). Natural England 400188 (Objection) CPRE Devon 843591 (Object) RSPB (late rep) 468952 (Object- amendments requested) Tesco Stores (Amethyst Properties for) 830010/830289 (Object- B1 use not deliverable at Edginswell: should be retail) Mr Julian Sanders 830296 (Minor amendment- re. Edginswell Hall)	How far is “B” land viable at Edginswell? (N.B. this is subject to a separate S78 appeal). Is the Future Growth Area a sustainable location?
Policy SDT4 - Babbacombe and St Marychurch	2	St Marychurch and District Community Partnership 468649 (Amendments requested) Babbacombe Bay BID468963 (Minor amendment)	Minor amendments only
Policy SDP1 - Paignton	5	Natural England 400188 (Objection) Paignton Neighbourhood Forum 704914 (Object) Paignton Heritage Society 468932 (Propose seafront CA) Bloor Homes -Boyer Planning on behalf of 844198/791437 (Object – growth levels too low) Taylor Wimpey (Exeter Ltd) Origin3 for 844316/844315 (Object that growth levels are too low) Mrs J Tyrell (Herridge properties for) (Support) Devonshire Park (Former Nortel site). Blue Sky Planning for 844334/844326 (Support principle, object to phasing). Mr Adrian Gee 417506 (Object – growth level is too high. Infrastructure cannot cope) Mr Steve Sherrin 429416 (Object - growth levels are too high)	How far do strategic delivery policies usurp the role of Neighbourhood Forums? See issues on growth in SS1 above.

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Policy SDP2 - Paignton Town Centre and Seafront	3	Natural England 400188 (Objection- subject to discussion) Paignton Neighbourhood Forum 704914 (Object- see above and re Queens Park. Support ULPA at Queens Park but object to notation as a potential development site). Paignton Heritage Society 468932 (Propose seafront CA)	How can flood risk and sewage etc be managed? Should Queens Park be noted as a potential development site and/or as an ULPA?
Policy SDP3 - Paignton North and Western Area	14	South Hams District Council 438382 (General support- amendments requested) Natural England 400188 (Objection- subject to discussion) Environment Agency 843583 (Amendments requested) CPRE Devon 843591 (Object) Paignton Neighbourhood Forum 704914 (Object) Collaton Defence League 844172 (Object) Bloor Homes -Boyer Planning on behalf of 844198/791437 (Support in principle/ Object to infrastructure constraints/phasing) Taylor Wimpey (Exeter Ltd) Origin3 for 844316/844315 (Support in principle but object to phasing etc) Mrs J Tyrell (Herridge properties for) (Support- Former Torbay Hotel is available for development) Devonshire Park (Former Nortel site). Blue Sky Planning for 844334/844326 (Support principle, object to phasing, clarify extent of "B" class use). Waddeton Park LTD -PCL Planning for ("Jackson family" land) 844351/844349 (Object- west of Paignton could accommodate greater growth). Abacus Properties and Deeley Freed (Stride Treglown for) 844863/844862 (Object- that growth levels are too low. Land south of White Rock is promoted for mixed use development including employment). Mr Adrian Gee 417506 (Object to growth at Collaton St Mary). Leaf Lovejoy 829682 (Object to SDP3: Collaton St Mary). Mr Michael Webster 358268 (Object to Collaton St Mary)	Deliverability and sustainability of new development west of Paignton- particularly Collaton St Mary. Are these sustainable locations? Can highways, flooding, sewage and biodiversity infrastructure accommodate growth? Need for country park etc in Yalberton Valley? Additional land is promoted around Collaton St Mary and South of White Rock (see SDB2).
Policy SDP4 - Clennon Valley Leisure Hub	1	Natural England 400188 (Objection- subject to discussion)	Can wildlife corridors be maintained/ improved?
Policy SDB1 -	11	Homes and Communities Agency 843248 (General support)	How far do strategic delivery policies usurp the role of

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Brixham Peninsula		<p>Natural England 400188 (Objection) CPRE Devon 843591 (Object) Brixham Peninsula Neighbourhood Forum 828890 (Support) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Bloor Homes (Barton Willmore on behalf of) 844190/791437 (Object- growth levels too low) Abacus Properties and Deeley Freed (Stride Treglown for) 844863/844862 (Object- that growth levels are too low. Land south of White Rock is promoted for mixed use development including employment) Northern Trust Tetlow King for) 844870/442694 (Object- growth levels too low) Mrs. Hosking (Smithsgore for) 830010/830289 (Object- growth levels are too low) Mrs. J Collinge 829357 (Object- growth levels too high in Brixham Peninsula) Mr Colin Chandler 673768 (Object- impact of windfalls)</p>	<p>Neighbourhood Forums?</p> <p>Is development level appropriate given Brixham's AONB and HRA constraints? Is the level of growth sufficient to meet local needs?</p> <p>Additional land promoted at land south of White Rock (Abacus) and St Mary's, Brixham (Mrs Hosking).</p> <p>Can the integrity of Berry Head SAC be adequately safeguarded?</p>
Policy SDB2 - Brixham Town Centre, Harbour and Waterfront	3	<p>Natural England 400188 (Objection-subject to discussion) Mrs. J Collinge 829357 (Object- growth levels too high in Brixham Peninsula) Mr John Robinson 847295 (Object-loss of parking)</p>	<p>Can development within the town centre retain adequate parking?</p>
Policy SDB3 - Brixham Urban Fringe and Area of Outstanding Natural Beauty	7	<p>South Devon AONB Unit 438366 (Request amendments) Natural England 400188 (Objection-subject to discussion) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Abacus Properties and Deeley Freed (Stride Treglown for) 844863/844862 (Object- amend to be more supportive of development at Wall Park. Northern Trust Tetlow King for) 844870/442694 (Object- amend to enable development at Wall Park). Mrs. Hosking (Smithsgore for) 830010/830289 (Object- growth levels are too low: Proposes St Marys Park as a housing site). Mrs. J Collinge 829357 (Object- growth levels too high in Brixham Peninsula)</p>	<p>As per SDB1 above.</p> <p>Is development level appropriate given Brixham's AONB and HRA constraints?</p> <p>Additional land promoted at land south of White Rock (Abacus) and St Mary's, Brixham (Mrs Hosking).</p> <p>Can Berry Head SAC be adequately safeguarded- particularly in relation to development at Wall Park?</p>

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Part 6: Policies for managing change and development in Torbay			
Policy TC1 - Town centres	6	Paignton Neighbourhood Forum 704914 (Object) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Sainsbury's (WYG for) 844903/365896 (Support overall approach. The Willows should not be more constrained than other DCs) Tescos (Amethyst Properties for) 830010/830289 (Object- test of harm is too strict) John Pouney 468988 (General comment- promote farmers' markets).	Are policies to protect town centres appropriate and consistent with NPPF Part 2? (Note that growth projections in SS1 will impact upon need for retail floorspace). What threshold should apply to trigger the impacts test in Policy TC3?
Policy TC2 - Torbay retail hierarchy	6	Paignton Neighbourhood Forum 704914 (Object) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Babbacombe Bay BID 468963 (Minor amendment) Abacus Properties and Deeley Freed (Stride Treglown for) 844863/844862 (Amend- designate White Rock as a local centre). Sainsbury's (WYG for) 844903/365896 (Support overall approach. The Willows should not be more constrained than other DCs)	As TC1 above. Minor amendments to refer to new local centres. Role of The Willows District Centre: should it be more limited than other district centres? Should additional retail be allocated at Edginswell? (Note current S78 Appeal by Tesco)
Policy TC3 - Retail development	5	The Theatres Trust (400123) Object- mention theatres Paignton Neighbourhood Forum 704914 (Object- remove The Willows DC status) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Sainsbury's (WYG for) 844903/365896 (Support overall approach. The Willows should not be more constrained than other DCs) Tesco Stores (Amethyst Properties for) 830010/830289 (Object- test of harm is too strict).	What threshold should apply to trigger the impacts test in Policy TC3?
Policy TC4 - Change of retail use	0		No direct comments but some relevant issues in TC1-3.

Policy	No. of Objections*	Representors (General statements of support are not included, other than for support for general strategy in SS1).	Issues Raised
Policy TC5 - Evening and night time economy	1	The Theatres Trust (400123) Object- mention theatres	Minor amendments regarding theatres and town centre management.
Policy TO1 - Tourism, events and culture	9	English Rivera Tourism Company (Minor modifications) English Heritage 843579 (Objections resolved) Natural England 400188 (Objection-subject to discussion) The Theatres Trust 400123 (Object- mention theatres) RSPB (Late rep) 468952 (Object- amendments requested) Churston Galmpton and Broadsands Community Partnership 704914 (object in context of overall growth strategy) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Brian Harland 366378 (Object - growth levels will harm tourism)	Minor amendments requested. Is there a conflict between the growth strategy and the area's natural attraction for tourists? Is there an HRA impact from increased tourism?
Policy TO2 - Change of use of tourism accommodation and facilities	6	English Rivera Tourism Company (Minor modifications) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Torbay Business Forum 817760 (Amend) Landford Estates (K&L Gates on behalf of) 844185/844186. (Object- remove Corbyn Apts from CTIA) Northern Trust Tetlow King for) 844870/442694 (Support- general comment re. Wall Park)	Should Corbyn apartments be within CTIA? Are boundaries of CTIA appropriately drawn? (N.B. no comments at Proposed Submission Stage, but some comments at draft that the CTIAs should cover more areas of guest houses in Paignton town centre).
Policy TO3 - Marine economy	4	English Heritage 843579 (Objections resolved) Natural England 400188 (Objection- subject to discussion) RSPB (late rep) 468952 (Object- amendments requested) Churston Galmpton and Broadsands Community Partnership 704914 (Object)	Will marine related development in TO3 trigger Habitats Regulations issues? Are the safeguards (including proposed changes) sufficient to safeguard the cSAC?
Policy TA1 - Transport and accessibility	5	Teignbridge District Council 438373 (Support) St Marychurch and District Community Partnership 468649 (Object- amendments requested) Home Builders Federation 844154 (Object- viability issues) Mr Michael Webster 358268 (General observation- congestion at	Minor amendments. Main issue relates to whether the transport network is able to accommodate the proposed growth levels (SS1) within the tests in NPPF paragraph 32.

Policy	No. of Objections*	Representors (General statements of support are not included, other than for support for general strategy in SS1).	Issues Raised
		Tweenaway Cross) Mr Steve Sherrin 429416 (Object- health risks from traffic pollution) Mrs. J Collinge 829357 (Object- traffic impacts at Churston)	
Policy TA2 - Development access	3	Torbay Local Access Forum 481214 (General support) SW HARP Planning Consortium (Tetlow King for) 847469/847470.(Object- amend to reflect NPPF) Northern Trust Tetlow King for) 844870/442694 (Object- amendment requested)	As per Policy TA1
Policy TA3 - Parking requirements	2	Paignton Neighbourhood Forum 704914 (Object- amendment requested) Churston Galmpton and Broadsands Community Partnership 704914 (Amendment requested)	Should parking standards include provision for commercial vehicles ("white vans") in domestic developments?
Policy IF1 - Information and communications technology	1	Mr Steve Sherrin (429416) (Comment relates to transport rather than ICT)	No issues
Policy C1 - Countryside and the rural economy	13	South Hams District Council 438382 (General support- amendments requested) Natural England 400188 (Objection) CPRE Devon 843591 (Object) Paignton Neighbourhood Forum 704914 (Object) Brixham Peninsula Neighbourhood Forum 828890 (Object) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Stoke Gabriel Parish Plan Group 830233 (Object) Collaton Defence League 844172 (Object) SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Object) Bloor Homes (Barton Willmore on behalf of) 844190/791437 (Object- policy creates a green belt) Gladman Developments 844875 (Obect -green wedge policies should not be given inappropriate weight) Leaf Lovejoy 829682 (Strengthen countryside protection).	Issues raised are related to objections to SS1 Community request stronger protection of countryside / green buffers between settlements. Should Area of Great Landscape Value (AGLV) be reinstated. Is the Countryside area a de facto greenbelt or does it protect land according to its merits?

Policy	No. of Objections*	Representors (General statements of support are not included, other than for support for general strategy in SS1).	Issues Raised
		Mr Michael Webster 358268 (Plan should protect greenfield sites more strongly; Protect Yalberton valley)	
Policy C2- The coastal landscape	5	South Devon AONB Unit 438366 (General support) Sport England 501495 (General comment) CPRE Devon 843591 (Object) Paignton Neighbourhood Forum 704914 (Object) Churston Galmpton and Broadsands Community Partnership 704914 (Object- extend to cover land at the Golf Course) Stoke Gabriel Parish Plan Group 830233 (Object)	Is the level of protection given to coastal area appropriate and consistent with NPPF paragraphs 105-108 and 114(second point)? Additional land at Elberry Lane and Churston Golf Club is promoted as Coastal landscape (n.b. part of this land is the subject of a current S78 Appeal).
Policy C3 - Coastal change management	2	South Devon AONB Unit 438366 (General support) Environment Agency 843583 (Amendments requested)	Minor amendments requested.
Policy C4 - Trees, hedgerows and natural landscape features	4	South Devon AONB Unit 438366 (General support) Paignton Neighbourhood Forum 704914 (Object- amendment requested) Stoke Gabriel Parish Plan Group 830233 (Amendments requested) Churston Galmpton and Broadsands Community Partnership 704914 (Object- amendments requested).	Minor amendments requested.
Policy C5 - Urban Landscape Protection Areas	2	Network Rail 415792 (Minor amendment requested) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Paignton Neighbourhood Forum 704914 (General comment- amendment requested to retain ULPA but delete potential development notation).	Minor changes requested at Edginswell rail halt site and the designation of Queens Park .
Policy NC1 – Biodiversity and geodiversity	5	South Devon AONB Unit 438366 (General support) Marine Management Organisation (MMO) 494352 (minor amendment requested). Natural England 400188 (Objection- subject to discussion) RSPB (late rep) 468952 (Object- amendments requested) Northern Trust, Tetlow King for) 844870/442694 (General observation)	Comments relate primarily to whether the Local Plan growth strategy can be accommodated without harm to environmental capacity (especially greater horseshoe bats). Does Policy NC1 (with suggested changes) safeguard HRA interests?
Policy HE1 – Conservation and the historic environment	10	South Devon AONB Unit 438366 (General support) English Heritage 843579 (Objection- resolved) Paignton Neighbourhood Forum 704914 (Object- amendments requested)	Minor changes requested. These have addressed English Heritage's objections. Note that it is proposed to re-order the Local Plan to make

Policy	No. of Objections*	Representors (General statements of support are not included, other than for support for general strategy in SS1).	Issues Raised
		<p>Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)</p> <p>Paignton Heritage Society 468932 (Town centre/Seafront CA requested)</p> <p>Stoke Gabriel Parish Council 418700 (Object)</p> <p>Mr Julian Sanders 830296 (Minor amendment- re. Edginswell Hall)</p> <p>Mr Anthony Garlick 845042 (late rep) (Object to inclusion of Redstones in CA)</p> <p>Churston Galmpton and Broadsands Community Partnership 704914 (Object- add text on designating new CAs)</p>	<p>HE1 a Spatial Strategy Policy.</p> <p>Representations to extend Conservation areas in Torquay, Paignton and Yalberton: and to reduce area around Cockington ("Redstones"). Note that Conservation areas are designated under other legislation.</p>
Policy HE2 - Listed buildings	3	<p>English Heritage 843579 (Objection- resolved)</p> <p>Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)</p> <p>Mr Julian Sanders 830296 (Minor amendment- re. Edginswell Hall)</p>	Minor changes requested.
Policy H1 - Applications for new homes	5	<p>Paignton Neighbourhood Forum 704914 (Object)</p> <p>Home Builders Federation 844154 (Object)</p> <p>Northern Trust (Tetlow King for) 844870/442694 (Object- growth levels too low. Jobs provision may not be practicable).</p> <p>Mr Michael Webster 358268 (Growth levels too high- plan should protect greenfield sites more strongly)</p> <p>Steve Sherrin 429416 (Growth levels are too high)</p>	<p>Issues are largely the same as raised in the growth strategy debate in SS1 and SS11.</p> <p>How far can the Local Plan link the provision of homes to the provision of jobs?</p>
Policy H2 - Affordable housing	8	<p>Homes and Communities Agency 843248 (Support)</p> <p>Churston Galmpton and Broadsands Community Partnership 704914 (Object/general comment)</p> <p>Stoke Gabriel Low-E Group. 847437 (Amend)</p> <p>SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Amend)</p> <p>Home Builders Federation 844154 (Object- viability issues)</p> <p>Taylor Wimpey (Exeter Ltd) Origin3 for 844316/844315 (Support in principle, subject to viability matters being resolved)</p> <p>Northern Trust (Tetlow King for) 844870/442694 (support in principle, but concern about flexibility).</p>	<p>Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability?</p> <p>Are the affordable housing targets appropriate and sufficiently flexible to meet needs? (n.b. community groups etc argue for higher % of affordable housing; whilst developers argue that it should be provided through increasing overall housing numbers).</p>

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		Gladman Developments 844875 (General observation, need to increase growth levels in order to provide affordable housing.) Brian Harland 366378 (Object – increase affordable housing requirement)	
Policy H3 - Self build affordable housing and exception sites	6	Homes and Communities Agency 843248 (General support- refer to evidence of need) Stoke Gabriel Low-E Group. 847437 (Amend) SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Object/amend) Home Builders Federation 844154 (Object- viability issues) Taylor Wimpey (Exeter Ltd) Origin3 for 844316/844315 (Support in principle, subject to viability matters being resolved) Northern Trust (Tetlow King for) 844870/442694 (Object- viability and deliverability)	<p>Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability?</p> <p>Is there evidence of need/demand for self build housing? Is the policy sufficiently flexible to ensure delivery?</p> <p>Should the policy refer to “custom build” as well as self build?</p>
Policy H4 - Houses in Multiple Occupation (HMOs)	2	Paignton Neighbourhood Forum 704914 (Object- amendment requested to strengthen policy) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object – amendment requested to strengthen policy).	<p>Note typographical error in printed document.</p> <p>Should the Policy be strengthened?</p>
Policy H5 - Sites for travellers	1	Mrs. J Collinge 829357 (Object – regular traveller occupation at Broadsands and Churston. Requires joint working with other Devon Authorities to identify a suitable site).	<p>Is (illegal) traveller occupation at Churston evidence of need for a site?</p> <p>How is the need for sites being addressed as part of the Duty to Cooperate?</p>
Policy H6 - Housing for people in need of care	4	Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) St Marychurch and District Community Partnership 468649 (Amendments requested) SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Amend) McCarthy and Stone The Planning Bureau 844168/356404 (Support)	<p>No major issues- only minor amendments requested.</p>
Policy DE1 - Design	9	Devon and Cornwall Police Architectural Liaison Officer 425628	<p>Does the Policy (in conjunction with other policies that</p>

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		(Amendments requested) Sport England 501495 (General comment- amendments requested) The Woodland Trust 843602 (Amendments requested) Paignton Heritage Society 468932 (Amendment requested) Stoke Gabriel Low-E Group. 847437 (Amend) SW HARP Planning Consortium- Tetlow King for 847469/847470 (Object) Northern Trust (Tetlow King for) 844870/442694 (Object- too much detail for upper case policy) Gladman Developments 844875 (Collective effect of policies could harm viability). Mr Michael Webster 358268 (Plan should be more protective)	impose requirements on developers) have a cumulative effect on development viability? Is the level of detail in DE1 appropriate for upper case policy or should it be set out in supplementary guidance? Minor changes are requested on active design, crime prevention and environmental improvements.
Policy DE2 - Building for Life	4	Stoke Gabriel Low-E Group. 847437 (Amend) SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Object) Home Builders Federation 844154 (Object- viability issues) Northern Trust (Tetlow King for) 844870/442694 (Concern about viability)	Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability?
Policy DE3 - Development amenity	7	The Woodland Trust 843602 (Amendments requested) Paignton Neighbourhood Forum 704914 (Object- amendments requested) Churston Galmpton and Broadsands Community Partnership 704914 (Amendments requested) SW HARP Planning Consortium (Tetlow King for) 847469/847470 (object) Home Builders Federation 844154 (Object- viability issues) Northern Trust (Tetlow King for) 844870/442694 (Object) Gladman Developments 844875 (General observation-collective effect of policies could harm viability).	Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability? Is the level of detail in the policy appropriate? How far can the Local Authority specify standards (especially given the Government's Housing Standards review)
Policy DE4 - Building heights	2	Torquay Town Centre Community Partnership 478209 and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object- need to make the policy more precise)	Is the Policy sufficiently precise?

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Policy DE5 - Domestic extensions	0	No comments. However see response to W5 in terms of impact of urban creep upon shared sewers.	Minor change suggested to address the impact of urban creep. See W4 and ER1 below
Policy DE6 - Advertisements	0	No comments	
Policy SC1 - Healthy Bay	3	The Theatres Trust (400123) Object- mention theatres SW HARP Planning Consortium (Tetlow King for) 847469/847470 (object- viability) Northern Trust (Tetlow King for) 844870/442694 (Object - viability)	Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability?
Policy SC2 - Sport, leisure and recreation	5	Sport England 501495 (Object- revise to reflect NPPF) Paignton Neighbourhood Forum 704914 (Object- revise to reflect NPPF) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Torquay Town Centre Community Partnership 478209 and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object)	Does the Policy (with proposed change) reflect NPPF paragraph 74? Is the policy justified by the evidence base?
Policy SC3 - Education, skills and local labour	1	South Devon College (GVA for) 847471/440790 (Minor amendment requested).	Minor editorial change. (Note that new schools are likely to be required in Torquay and Paignton post 2018).
Policy SC4 - Sustainable food production	3	Churston Galmpton and Broadsands Community Partnership 704914 (Amendments requested) SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Object- viability) Northern Trust (Tetlow King for) 844870/442694 (Object - viability)	Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability? Minor changes requested regarding orchards and pasture land.
Policy SC5 - Child poverty	0	No specific comments	
Policy ES1 - Energy	5	Stoke Gabriel Low-E Group. 847437 (Amend) South Devon College (GVA for) 847471/440790 (Amendment requested). Home Builders Federation 844154 (Object- viability issues) Northern Trust (Tetlow King for) 844870/442694 (Concern about viability)	Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability?

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		Gladman Developments 844875 (General observation-collective effect of policies could harm viability).	
Policy ES2 - Renewable and low carbon infrastructure	1	Torbay Local Access Forum 481214 (General support- minor amendment requested)	No major issues.
Policy ER1 – Flood risk	12	Environment Agency 843583 (Amendments requested) CPRE Devon 843591 (Object) Paignton Neighbourhood Forum 704914 (Object) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Stoke Gabriel Parish Council 418700 (Object) Stoke Gabriel Parish Plan Group 830233 (Object) Collaton Defence League 844172 (Object) SW HARP Planning Consortium (Tetlow King for) 847469/847470 (Object) Leaf Lovejoy 829682 (Object – floodrisk in Yalberton Valley) Mr Michael Webster 358268 (strengthen the policy) Steve Sherrin 429416 (Strengthen the policy)	Minor amendments requested by Environment Agency etc. Objections are related to objections to overall growth strategy (SS1 etc) and sewerage in W5. Is Policy ER1 sufficiently robust given flooding issues in Paignton Town Centre and Collaton St Mary. Does it reflect properly the advice in Part 10 of the NPPF?
Policy ER2 - Water management	0	No direct objections.	Issues raised by ER1 and W5 are relevant. Can a programmed of Water Sensitive Urban Design address flooding and combined sewers issues noted elsewhere in the Local Plan?
Policy ER3 - Contamination	0	No objections	
Policy ER4 - Ground stability	0	No objections	
Policy W1 - Waste hierarchy	0	Devon County Council 468625 (Support)	
Policy W2 – Waste audit for major and significant waste generating developments	0	No objections (apart from general viability comments)	Does the Policy (in conjunction with other policies that impose requirements on developers) have a cumulative effect on development viability?

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Policy W3 – Existing waste management facilities in Torbay	0	No objections	
Policy W4 – Proposals for new waste management facilities	0	Devon County Council 468625 (Support)	
Policy W5 – Waste water disposal	7	Natural England 400188 (Objection- subject to discussion) Environment Agency 843583 (Amendments requested) Paignton Neighbourhood Forum 704914 (Object) Churston Galmpton and Broadsands Community Partnership 704914 (Object) Torquay Town Centre Community Partnership (478209) and Cockington Chelston and Livermead Community Partnership 817448 (joint response) (Object) Torre and Upton Community Partnership 496966 (Object) (N.b. no objection from South West Water)	Objections largely relate to capacity of combined sewer system to accommodate the Local Plan’s growth strategy. Is the growth strategy deliverable within Torbay’s sewerage capacity? Will the Local Plan (or other matters such as urban creep) result in stresses (combined sewer overflows) on the sewerage system- specifically at Brokenbury Quarry and /or Hopes Nose and the Marine cSAC? Can these issues be overcome through WSUDs? (See Also ER1 and W5) Is new hard infrastructure needed? Does the Local Plan make adequate provision for water sensitive urban design (WSUD) and sustainable drainage (SUDs) to accommodate the impacts of growth, climate change and urban creep?
Policy M1 – Minerals extraction	0	No comments	
Policy M2 – Maximising the use of secondary and recycled aggregates	0	Devon County Council 468625 (Support)	
Policy M3 – Preserving and safeguarding of limestone resources and key local	0	Devon County Council 468625 (Support)	Is the Minerals Safeguarding Area appropriate?

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building stone			
Part 7 Delivery and Monitoring	-	Note that comments on this section are coded as objection to SS1, since they relate to the Local Plan's growth strategy and appropriateness of the five year review mechanism.	See SS1