

TORBAY LOCAL PLAN - A landscape for success: The Plan for Torbay – 2012 to 2032 and beyond

PROPOSED SUBMISSION PLAN (FEBRUARY 2014)

PROPOSED MAIN MODIFICATIONS TO THE SUBMISSION LOCAL PLAN

LIST OF REPRESENTATIONS BY PERSON/ORGANISATION IN TOPIC & ALPHABETICAL ORDER

Consultee ID	File No.	Person /Organisation Consultee	
899168	WR1	Angela	Ainscough
899170	WR2	Wendy (letter)	Arrowsmith
899171	WR3	Jennifer	Ashington
899173	WR4	Deborah	Avery
899175	WR5	Mr D J (letter)	Barr
899178	WR6	Jackie	Baxter
899180	WR7	Rick (letter)	Behenna
899189	WR8	Mrs R G	Bell
899191	WR9	C W (?) (letter)	Berryman
899197	WR10	Frank	Bowden
429431	WR11	Dr Helen	Boyles
357855	WR12	Richard	Boyles
899202	WR13	Niall & Ina	Brooks
899204	WR14	Dr R & Mrs P	Brown
899206	WR15	Mrs Janet	Bull
899208	WR16	H Burke (Holly Simpson)	Burke
899213	WR17	Robert & Yvonne	Childs
899214	WR18	Anna	Chrystie
899215	WR19	Emily	Chrystie
899216	WR20	Peter	Chrystie
829357	WR21	Mr & Mrs J (letter)	Collinge
899217	WR22	G W (letter)	Colman
899219	WR23	Sean	Congdon
899222	WR24	Robert J	Davies
899227	WR25	Mrs D R & Mr R F	Duggan
899228	WR26	David	Edey
899230	WR27	Adrian	Evers
899233	WR28	Jeremy	Fatz
899235	WR29	S (letter)	Fleming
899236	WR30	Rebecca	Ford-Bartlett
899239	WR31	Dr G J	Gardner
899241	WR32	J	Gardner
899244	WR33	Helen & Alan	Gilliland
899247	WR34	Mrs M (letter)	Goldsmith
899249	WR35	Dr Jenny	Graham
899253	WR36	Mr Edward (letter)	Hewitt
899254	WR37	Jon	Lavin
899256	WR38	Kay	Lavin
899257	WR39	Ronald (letter)	Law & Associates (rtrd)
899258	WR40	Jenny	Lee
899260	WR41	Vanessa	Lewis

Consultee ID	File No.	Person /Organisation Consultee	
899262	WR42	Andrew	Loader
829682	WR43	Lovejoy	Leaf
899450	WR44	Mrs Mavis	Makepeace
899456	WR45	Mrs Margaret	Manion
899457	WR46	Karen	Marshall
500150	WR47	Mrs Joan	Mazumdar
899947	WR48	Clare & Patrick	McMahon
899948	WR49	C D (?) (letter)	Medley
899949	WR50	Stuart	Miller
899951	WR51	Susan	Miller
899952	WR52	Mrs J (letter)	Mills
899955	WR53	Mr S	Munns
899956	WR54	Martin	Murray
899960	WR55	Mrs J (?) (letter)	Nicholous
899962	WR56	Phyllis	Norman
899966	WR57	Sheila	O'Connor
899972	WR58	Alistair	Pascoe
899973	WR59	Joyce	Peach
899975	WR60	M G	Peach
899976	WR61	Mrs Rachel	Peach- Murray
899977	WR62	S (letter)	Peacock
899978	WR63	Deborah	Perret
899979	WR64	Mrs J A (letter)	Pidgeon
899980	WR65	Mr Mark (letter)	Pidgeon
899983	WR66	Mr K S	Popham
899985	WR67	Dr Martin	Ridge
899990	WR68	Nikki	Rogers
899997	WR69	Janet & Paul	Savin
899998	WR70	Diana & John (letter)	Scotney
900000	WR71	Duncan	Searle
900007	WR72	Jeff	Searle
900008	WR73	Joanne	Seymour
900009	WR74	John & Sara	Seymour
429416	WR75	S W	Sherren
900012	WR76	Emma	Shivaanand
900013	WR77	Clair	Stanley
900017	WR78	Susan	Swan
900020	WR79	John & Glenda	Tapp
900023	WR80	T V (letter)	Tattersall
900025	WR81	Judith	Thomas
900026	WR82	Mrs Jacquelyn	Waldron
900028	WR83	Rupert	Walker
900030	WR84	S (letter)	Ware
358268	WR85	Michael	Webster
900036	WR86	Scott	Williams
900038	WR87	Linda	Wilson
900041	WR88	E A (letter)	Witterley
900047	WR89	K L (letter)	Wright
900049	WR90	Ian	Young
900050	WR91	Illegible, (letter)	X Unknown (17 Manor Vale Rd, Galmpton)

Pickhaver, David

From: angela ainscough [REDACTED]
Sent: 20 March 2015 10:19
To: Planning, Strategic
Subject: planning Brixham Road

I have just seen the ridiculous planning released for this area. We have seen not only the road alterations cause more problems for the new housing development but the houses themselves have no other infrastructure ie Doctors, Dentist, Schools etc. You have taken down trees along Roseland estate that housed many birds and have taken many years to have grown. Hedging that gave privacy to a lot of wild life. If you continue in this manor there will be no natural beauty left for our visitors to see. Opposite my own home I have a beautiful view of natural farm land and see in the trees of the farmers field beautiful birds of prey nest each year. This I understand you are looking at destroying as well for homes no young people can afford and again no long term plan to sustain all of this with proper jobs for the Bay. There is many plots of land that are around so please do not take any more along this road. I would also ask you not to put any more traffic lights on Brixham Road at this point in time from Tweenaway to Windy Corner there are 7 sets.
Many thanks Angela

Sent from Windows Mail

899170
WR2

TORBAY COUNCIL PLANNING	
REC'D	23 MAR 2015
TO	

Hookhills Cottage
Brixham Rd
Paignton
TQ4 7BH
20.3.15.

Dear Sirs,

I am writing to object to your recent local plan regarding the land on the white rock site adjacent to the Brixham Road.

The modification reference is MM3. Policy SS2 Land South of White Rock.

I believe the Brixham Road cannot take more traffic + this must be taken into account. It is already a 30 mile an hour limit with double white lines. This is never adhered to + people speed frequently causing accidents.

The land was designated as countryside + now you have changed it to a huge housing estate. This will impact on the environment considerably. The secretary of state has previously made a determination into the development of this land + concluded it would have a significant adverse and wholly unacceptable impact on the AONB. This must be considered before any development.

Yours faithfully

Pickhaver, David

From: Jennifer Ashington [REDACTED]
Sent: 12 March 2015 18:51
To: Planning, Strategic
Subject: Objection

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Pickhaver, David

From: Deborah Avery [REDACTED]
Sent: 07 March 2015 15:15
To: Planning, Strategic
Subject: Concern over the designation of the fields overlooking Galmpton as a 'Future Growth Area'

Dear Sir or Madam

I want to add my voice to those who have already expressed concern over the designation of the Green surroundings of Galmpton Village being designated a Future Growth Area.

It was previously classed as a countryside area of high landscape value. In current times, having green areas around us is vital to our populations health and wellbeing.

Our local residents neighbourhood plan clearly showed the local people's preference for the area south of Whiterock to be preserved for its open landscape aspect, a green buffer against urban expansion/sprawl.

Once the green wedge dividing Galmpton from Paignton were to go, there would be loss of the Village feel to the Village of Galmpton.

Mr Prescott, at a previous public enquiry termed the site a 'Pristine riverine landscape' and any development would have a major adverse impact both environmentally and visually. This in turn would damage our prospects for tourism, on which we depend locally.

There would be damage to the views from the River Dart landscape, an adverse effect on this AONB.

There is already serious traffic congestion, which would become worse if the land were developed.

Local Service infrastructure would be unable to cope to support the development.

I am concerned at the prospect of loss of further wildlife habitats, especially for endangered bird and bat species, and loss of a large area of high grade agricultural land, land which we need to preserve for agriculture.

Please take local people's views into account.

Yours sincerely

Dr Deborah Avery
6, Langdon Lane
Galmpton, TQ5 0PG

4 Manor Court 899175
Kiln Road WR5
Dalampton
Brixham
TQS oEH

TORBAY COUNCIL PLANNING	
REC'D	18 MAR 2015
TO	

Torbay Council
Spatial Planning
Electric House
Castle Circle
^{Foreway}
TQ1 3DR

16th March 2015

RE: PROPOSED MODIFICATION (MM3) OF AN AREA SOUTH OF WHITE ROCK (POLICY SS2 GROWTH AREA, BRIXHAM STRATEGIC DELIVERY AREA, TORBAY LOCAL PLAN)

- The specified area has been redesignated a future growth area from its former classification as a countryside zone of high landscape values. This makes a mockery of protective environmental designations.
- The decision to make this a future growth area ignores the wishes of local people and the Government policy of "localism" in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection ^{from} development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential green buffer against urban sprawl.
- The removal of the majority green wedge dividing Dalampton from the suburban expansion of Paignton, erodes the village's separate identity.

- The development of this site would have an adverse ~~visual~~ visual and environmental impact on what was described by John Prescott, at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases vulnerability to flooding, particularly at the bottom end of Stoke Gabriel Road, where properties are already at risk from flooding down the valley from White Rock.
- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the A4003.
- It will have a negative traffic impact on the already congested road infrastructure, by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land, which it is increasingly necessary to preserve.

You are requested to consider the above points, in objection to your proposal.



Pickhaver, David

From: JACKIE BAXTER [REDACTED]
Sent: 12 March 2015 18:16
To: Planning, Strategic

REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards

Jackie Baxter

18 Stoke Gabriel Rd, Flat 1
Galmpton, Devon TQ5 0NQ
March 17, 2015

Spatial Planning
Electric House
Castle Circus
Torquay TQ1 3DR

REF: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

To Whom it May Concern,

I believe that the concluding judgment of the Secretary of State on the Planning Inquiry into a similarly large scale proposal for the same area in 1997 (0117-9001906) was correct at that time and is correct now. I quote "In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development."

I firmly object to the proposed redesignation of the area south of White Rock from a countryside zone of high landscape value to a Future Growth Area. This proposal goes against the wishes of the local residents who put a lot of thought into developing Village and Neighborhood plans and seems to fly in the face of the 'localism' policy of the Government. This proposed redesignation also makes a mockery of protective environmental designations.

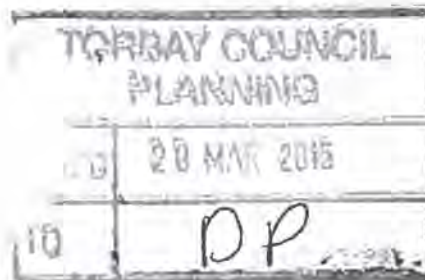
In addition, the area in question is an important green buffer zone for the villages of Galmpton and Churston from the urban sprawl of Torbay more generally. The proposed area is an important "flyway" for bats and birds and other important aspects of nature and the natural environment. Any development in this area will be seen from miles around, and will likely have a negative impact of the rural and scenic nature of the area for which may visitors come and boost the local economy. Any development would remove important agricultural zones; increase traffic and vulnerability to flooding. Such a development would also put an increased pressure on an already stretched supporting infrastructure.

I would ask you NOT to approve this proposed modification.

Sincerely,



Rick Behenna



899189

WR8

MRS. R.C. BELL.
12 DART VIEW RD

SPATIAL PLANNING
ELECTRIC HOUSE

GALMPTON
BRIXHAM
TQ5 0PN

**TORBAY COUNCIL
PLANNING**

CASTLE CIRCUS

TORQUAY

TQ 3DR.

REC'D 23 MAR 2015

TO

19/3/15

Deal Sets

REFERENCE

Proposed Modification (MM3) of an area south of WHITE ROCK (POLICY SS2. Growth Area Brixham Strategic Dev Area, Torquay Local Plan.

I would like to object to the redesignation of the 'countryside zone of landscape value, situated quite close to Galmpton village, To redesignate it, makes a mockery of a protective environmental designation which we have fought for in the past, with John Prescott's inquiry to keep some green buffer zones open against urban sprawl.

I and my husband are Devonians being brought up in Ditsum and we came to another village (Galmpton) to have a peaceful end of life.

Our views have always been wonderfully green from both villages and visitors to the area have appreciated that special aspect,

The 'River East' is a beautiful asset now, but urban Sprawl each side would certainly stop visitors

There are certainly insufficient services of School, Hospitals, & Doctors now, and the traffic problems are getting very bad.

Walking to Greenway gives you a diverse amount of wildlife, which will disappear, Birds, Pheasants, Foxes, bats and many endangered species of small rodents can still be seen. but, for how long.? (concrete isn't quite the same!)

Agricultural land does help the wildlife and help feed those of us that are here now, don't let's loose it.

Respectfully (Mrs)



899191
WR9

TORBAY COUNCIL PLANNING	
REC'D	19 MAR 2015
TO	

11 Greenway Park
Salampton
Brixham TQ5 0NA.

16 March 2015

Dear Sirs

Re - Proposed modification (M13) of an area
South of Whit Rock (Policy S52 Growth
Area, Brixham Strategic Delivery Area,
Torbay Local Plan).

I object strongly to the above for the
attached reasons.

Yours faithfully



- The specified area has been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.
- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.
- The removal of the majority of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
- The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases its vulnerability to flooding.
- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
- It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land which it is increasingly necessary to preserve.

Frank Bowden
 6, Manor Vale Road,
 Galmpton, Brixham,
 DEVON TQ5 0PA
 18-03-2015

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

Re:-Proposed modification (MM3) of an area South of White Rock
 (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay
 Local Plan.

Sir/Madam,

In my capacity as a retiree of 15 years who has lived at this address for 30 years and earned a living from this address prior to retiring, I wish to raise my concerns/objections to the re designated growth area as referred to above.

Please be assured that whatever is decided will make not one jot of difference to myself as I do not anticipate being around here in the time frame projected. However, I do care that the areas people have work and a life quality into the long future.

1. This new area proposed for building housing, business parks whatever will obliterate the present beautiful open landscape views which, are the first herald for all tourism on and beyond the Briham/Kingswear Headland including Dartmouth. It will lock tourists, employers and their workers into a slow journey through a cluttered urban landscape full of junctions and traffic lights all the way from Five Lanes to Windy Corner where they might glimpse the sea. From there until the Kennels Road junction will be dense traffic as it is now but severely aggravated by the extra traffic demand of the new build. We really need tourists and businesses according to the local press reportage of Council Business.

2 . Virtually all the businesses on the Headland and beyond to Dartmouth would very likely be hindered even threatened by any further hiatus in customer/traffic flow. This will be seriously bad for work or employment of any kind over a huge area. We need work and businesses to make a living and they essentially need smooth unhindered traffic flow. For a healthy personal life we need the same for our bloodstream from heart to where ever and back again. Roads and veins have values we best not block.

TORBAY COUNCIL PLANNING	
18/03	20 MAR 2015
10	DP

3. The new area is an AONB and good grade farmland for both sides of the Dart Valley. These remarks were expressed in 1997 when building on this land was proposed. Nothing has changed in this regard. We are expecting 123 million visitors to the UK and we in the SW have to attract as many as possible with good access and landscapes.

Thank you,



F. Bowden

429436

WR11

Pickhaver, David

From: Helen Boyles [REDACTED]
Sent: 12 February 2015 13:23
To: Planning, Strategic
Subject: Policy SS2 Growth Area South of White Rock

Dear Sir/Madam,

I am writing to express my serious concern at the proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan) which has always supplied a crucial buffer zone between the village environment of Galampton and the suburban expansion of White Rock. This green wedge has enabled Galampton to preserve its identity and has retained the open green aspect that contributes to the exceptional riverine landscape acknowledged by John Prescott in his rejection of a previous development proposal there. The redesignation of this area from one of countryside value to a region of Future Growth makes a mockery of protective environmental designations.

There has been a progressive erosion of the green spaces which characterise the distinct appeal of the area and have proved such an attraction to locals and visitors alike. When applying purely economic arguments to planning decisions, I would remind you that the area's greatest economic asset remains its natural amenities, with the distinctive marriage of town and countryside that has always constituted its unique appeal. To continue to destroy the green context of Torbay and develop the undifferentiated urban sprawl which most people seek to escape on holiday is to kill the proverbial 'goose that laid the golden egg'. I have met with a number of people who are disheartened by the unchecked urbanisation and spoliation of what had been a favourite holiday area.

The proposed White Rock southward expansion of 500 dwellings would certainly have a negative visual impact, being visible for miles around from across the River Dart. It would also contribute much pollution in terms of traffic density, noise and artificial light which would significantly degrade the area, as well as having a damaging impact on the nationally endangered animals for which the area supplies foraging habitat. In addition the development would consume precious, fertile agricultural land which it is going to become increasingly important to preserve. Despite an increasingly materialistic detachment from our environment, we remain dependent on our natural resources.

A significant aspect of this destructive environmental impact is the associated increase in traffic on already overloaded roads. Despite recent road extensions the peninsula narrows from this point to a single main service road which cannot practically be changed and certainly not without unacceptable environmental damage.

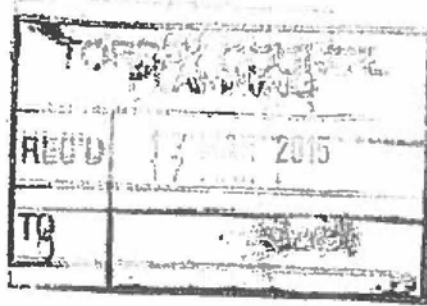
The general topography of the area is quite unsuited to a development of this kind with the large increase in population and consequent pressure on necessarily limited service facilities. We do not resist the idea of development and housing provision for those most in need, but this site could scarcely be a more insensitive and impractical choice environmentally, aesthetically, and in terms of road and service infrastructure.

I had imagined that Torbay's council would be committed to protecting the distinctive natural assets and character of the area that it serves on our behalf, and sincerely hope that you will not betray this protective responsibility.

Best Regards,

Dr. Helen Boyles

already received by email



75, Stoke Gabriel Road,
Galmpton,
Devon,
TQ50NQ
14/03/15

Dear Sir/Madam,

With regard to the MM3 SS2 Future Growth Proposal, I would like to remind you of the Secretary of State for the Environment's concluding assessment on the Public Inquiry into a similar proposal: 29/10/1997 (0117-9001906):

12. 'In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development.'

John Prescott goes on to give other persuasive reasons for objecting the proposal such as the 'peripheral location' of the site with its inevitable demand for a weight of traffic which the infrastructure cannot not sustain and the topography not accommodate. He remarks on the projected development conflicting with the objectives of sustainable development.

These concerns are of equal relevance now. The area south of White Rock retains its high landscape quality, increasingly valuable with the progressive erosion of green space in the vicinity. The topographical narrowing of the peninsula remains unchanged and as ill-adapted for additional weight of traffic and other supportive services.

In addition the proposed 'Future Growth' is based on the profoundly flawed economic premise of continued expansion. This is unsustainable, unfeasible and unsupported by any existing evidence, founded as it is on an artificial projection of figures which bear no relation to existing or imminent growth trends, to existing or potential capacity. The evidence of sustainability which will be required on a regular basis by the Government Inspector, Keith Holland for the proposed 10,000 new houses for the area is most unlikely to be convincingly supplied on the basis of current or likely trends in an area where household numbers and population has recently shown a decline rather than the reverse. This mantra of relentless economic growth has been centrally promoted in the face of reason and sense and is in direct contact with the principle of sustainability which alone which help to preserve diminishing natural resources and arrest the destructive impact of climate change.

What remains of the open green aspect of Torbay is highly valued by locals and visitors alike and has been entrusted to the local council for protection and enhancement. To degrade and erode what remains area's greatest economic asset would be an act both of vandalism and stupidity.

Lazy and hypocritical accusations of 'nimbyism' ignore the reasonable fact that people are naturally prompted to defend what they know and love best, and distract us from the fact that those likely to benefit most from this disproportionate and inappropriate scale of development are not those in most need of genuinely affordable housing and employment but the developers and councillors who receive financial incentives for large scale development.

All who are contribute to the environmental degradation of an area which has traditionally been one of the most appealing locations in the country do not deserve to be re-elected,

Yours faithfully,
Helen Boyles



Pickhaver, David

From: Helen Boyles [REDACTED]
Sent: 14 March 2015 13:57
To: Planning, Strategic
Subject: MM3 Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan

Dear Sir/Madam,

With regard to the MM3 SS2 Future Growth Proposal, I would like to remind you of the Secretary of State for the Environment's concluding assessment on the Public Inquiry into a similar proposal: 29/10/1997 (0117-9001906):

12. 'In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development.'

John Prescott goes on to give other persuasive reasons for objecting the proposal such as the 'peripheral location' of the site with its inevitable demand for a weight of traffic which the infrastructure cannot not sustain and the topography not accommodate. He remarks on the projected development conflicting with the objectives of sustainable development.

These concerns are of equal relevance now. The area south of White Rock retains its high landscape quality, increasingly valuable with the progressive erosion of green space in the vicinity. The topographical narrowing of the peninsula remains unchanged and as ill-adapted for additional weight of traffic and other supportive services.

In addition the proposed 'Future Growth' is based on the profoundly flawed economic premise of continued expansion. This is unsustainable, unfeasible and unsupported by any existing evidence, founded as it is on an artificial projection of figures which bear no relation to existing or imminent growth trends, to existing or potential capacity. The evidence of sustainability which will be required on a regular basis by the Government Inspector, Keith Holland for the proposed 10,000 new houses for the area is most unlikely to be convincingly supplied on the basis of current or likely trends in an area where the population household number and population has recently shown a decline rather than the reverse. This mantra of relentless economic growth has been centrally promoted in the face of reason and sense and is in direct contact with the principle of sustainability which alone which help to preserve diminishing natural resources and arrest the destructive impact of climate change.

What remains of the open green aspect of Torbay is highly valued by locals and visitors alike and has been entrusted to the local council for protection and enhancement. To degrade and erode what remains area's greatest economic asset would be an act both of vandalism and stupidity.

Lazy and hypocritical accusations of nimbyism ignore the reasonable fact that people are naturally prompted to defend what they know and love best and distract us from the fact that those most likely to benefit most from this disproportionate and inappropriate scale of development are not those in most need of genuinely affordable housing and employment but the developers and councillors who receive financial incentives for large scale development.

All who are contribute to the environmental degradation of an area which has traditionally been one of the most appealing locations in the country do not deserve to be re-elected,

Yours faithfully,
Helen Boyles

TORBAY COUNCIL PLANNING	
REC'D	23 MAR 2015
TO	

75, Stoke Gabriel Road,
Galmpton,
Devon,
TQ50NQ

20/03/ 2015

Dear Sir/Madam,

I would like to draw to your notice the fact that the proposed housing figures in the MM3 SS2 Future Growth proposals for the Brixham Peninsula seem set to continue an existing trend of an over-supply of housing in the Bay. In the years from 2001 to 2011, 5,000 houses were built to a take-up of only 1,400 households, leaving a surplus to increase the supply of second homes which has already earned Torbay the accolade of one of the top ten 'Second- home Capitals'!

These homes have been and continue to be built and planned without any convincing assurance or evidence of the equivalent necessary increase in jobs which will still be restricted by the national location and topography of a narrowing peninsula. Houses surplus to local demand are instead helping to support an increasing number of Plymouth and Exeter commuters.

Supplying housing and trying to provide jobs necessary and proportionate to the area is perfectly reasonable and necessary. Attempting instead to reconstruct and urbanise the area on the scale envisaged, and on the basis of entirely unrealistic projections, will succeed in doing little beyond destroying the assets which have traditionally been the area's strongest economic card.

Development proposals also ignore current knowledge and concern about the contribution of over-development to flooding, light and emission pollution which is increasing our vulnerability to the effects of climate change. This should be a primary consideration in any planning decision. Market forces, it seems, are allowed to subordinate all other human and environmental considerations.

It is also unfortunate that the housing already produced is also of a depressingly uninspired uniform design which further degrades the environment and is unlikely to attract the qualified investment and settlement envisaged.

The proposals are ill-considered and demand serious challenge. The statistics are available to supply the evidence to support such a challenge.

Regards,

Helen Boyles



(e-mail sent on 20th, but unacknowledged
by 6.25 pm on 20th)
Letter sent as back-up security.

357855

WR12

75 Stoke Gabriel Road
Galmpton
BRIXHAM
Devon
TQ5 0NQ
16th March 2015

Dear Sir / Madam,

RE: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

I would like to raise my objection to the proposed change in designation of the area south of White Rock to a future growth area.

My objections are as follows:

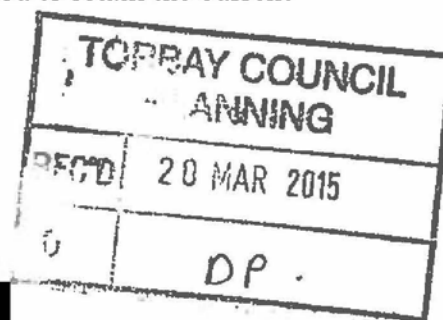
- a) The area in question is high quality agricultural land, which with an increasing population, will become far more valuable and essential if this country is to be able to feed itself without excessive reliance in imports.
- b) There will be a negative impact on the local wildlife population, due to the loss of habitat.
- c) The risk of flooding in Galmpton will be increased due to the concreting over of the fields. This is particularly likely in the region around Port Hill where flooding occurred last winter.
- d) The area is of high landscape value and is adjacent to an AONB, so any development would have serious adverse effects on the landscape of the River Dart.
- e) The requirement for these houses is based on a highly unrealistic estimate of the growth in jobs that can be achieved in Torbay. As a Manager within a local Hi-Tech company, I can attest to just how difficult it is to get qualified staff to move into this area. Thus, this proposed housing will not be required in any foreseeable (e.g. 20year) timeframe.

The last time there was an enquiry into building on this area, the proposals were rejected by the then Secretary of State, largely due to the high landscape value of the area and its negative impact on the adjacent AONB of the River Dart. Nothing has changed in the area since that decision that could justify this change in designation. I therefore strongly urge you to retain the current designation.

Yours faithfully,



Richard Boyles



(copy of letter sent by email)

Pickhaver, David

From: Richard Boyles [REDACTED]
Sent: 16 March 2015 20:54
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

Dear Sir / Madam,

RE: *Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)*

I would like to raise my objection to the proposed change in designation of the area south of White Rock to a future growth area.

My objections are as follows:

- a) The area in question is high quality agricultural land, which with an increasing population, will become far more valuable and essential if this country is to be able to feed itself without excessive reliance in imports.
- b) There will be a negative impact on the local wildlife population, due to the loss of habitat.
- c) The risk of flooding in Galmpton will be increased due to the concreting over of the fields. This is particularly likely in the region around Port Hill where flooding occurred last winter.
- d) The area is of high landscape value and is adjacent to an AONB, so any development would have serious adverse effects on the landscape of the River Dart.
- e) The requirement for these houses is based on a highly unrealistic estimate of the growth in jobs that can be achieved in Torbay. As a Manager within a local Hi-Tech company, I can attest to just how difficult it is to get qualified staff to move into this area. Thus, this proposed housing will not be required in any forceable (e.g. 20year) timeframe.

The last time there was an enquiry into to building on this area, the proposals were rejected by the then Secretary of State, largely due to the high landscape value of the area and its negative impact on the adjacent AONB of the River Dart. Nothing has changed in the area since that decision that could justify this change in designation. I therefore strongly urge you to retain the current designation.

Yours faithfully,

Richard Boyles

(75 Stoke Gabriel Road, Galmpton, BRIXHAM, Devon TQ5 0NQ)

Pickhaver, David

From: Ina brooks [REDACTED]
Sent: 21 March 2015 10:28
To: Planning, Strategic
Subject: Proposal Modification (MM3)

Threat to Galmpton's green surroundings

We write to strongly object to the proposals concerning further developments to an area south of White Rock. Below are a lot of arguments supplied by the Galmpton Residents' Association which we (as residents of Galmpton) endorse. In addition we would add that a ruinous policy such as the one being pursued by the council without a wide-ranging consultation of the people who are most likely to be harmed by it can only result in failure.

- The specified area has been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.
 - The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.
 - The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
 - The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
 - It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
 - The large-scale concreting of the village's hilly context increases its vulnerability to flooding.
 - The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
 - It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
 - There is insufficient service infrastructure to support the development.
 - It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
 - It removes a large area of high grade agricultural land which it is increasingly necessary to preserve.
- Please send letters no later than 9am on Monday 23rd March 2015 to Torbay Council, by email to strategic.planning@torbay.gov.uk or by post to Spatial Planning, Electric House, Castle Circus, Torquay TQ1 3DR. Refer to the proposal as: *Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)*.

899204
WR14

Pickhaver, David

From: Pat Brown [REDACTED]
Sent: 19 March 2015 11:37
To: Planning, Strategic
Subject: policy ss2 growth area brixham strategic delivery area,torbay local plan

Re proposed modification MM3 of an area South of White Rock

I wish to strongly object to the above modification. This area was formerly classified as a countryside zone of high landscape value and this value has not changed. The removal of this high landscape value will have an irreversible effect and be detrimental to tourism which forms Torbay's primary economic asset.

The River Dart landscape which is generally acknowledged as the finest riverine landscape in England will be adversely effected. Irreversible effects to wildlife and the loss of high grade agricultural land are other consequences of this modification.

Dr R and Mrs P Brown

[Sent from Yahoo Mail on Android](#)

Pickhaver, David

From: JANET BULL [REDACTED]
Sent: 09 March 2015 15:56
To: Planning, Strategic
Subject: threat to Galmpton village

Dear Sir/Madam,

I am writing, with regard, to the proposed modification(MM3) of the area South of White Rock. (policy SS2) growth area.

As a resident of Galmpton, I feel the need to strongly object, to this countryside zone, being altered, for development.

It is of high landscape value, not only for tourism,(no tourist wants to see building after building,) but as a break from the sprawl from Paignton. to preserve, and keep the identity of the village. it not only affects residents, but will be visible to all surrounding areas, including the River Dart, with a devastating effect on tourism and other villages. also removing high grade land for agriculture ,which we need to preserve. including the endangered bat and bird species, such as the Cirl Bunting.

The impact would be terrible on an already congested road.

The development on this site, would have an adverse visual and environmental impact on what should be kept as an unspoilt area of beauty. for everyone.

your Sincerely
Mrs Janet Bull.

Pickhaver, David

From: holly simpson [REDACTED]
Sent: 07 March 2015 16:33
To: Planning, Strategic
Subject: REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area)

REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area)

I object to the above area being designated for housing development on the following basis: The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism

degrading the natural amenities which are the Bay's primary economic asset. The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula. There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average.. The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards
H Burke

899213
WR17

20 Higher Warborough Road
Galmpton
Brixham
TQ5 0PF

19 March 2015

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



Dear Sir/Madam

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

We are concerned at the re-designation of the fields overlooking Galmpton village as a Future Growth Area and would raise the following points:

- The specified area had been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.
- The decision to make this a future growth area ignores the wishes of local people and the Government policy of "localism" in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.
- The removal of the majority of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
- The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases its vulnerability to flooding.

- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
- It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land which is it increasingly necessary to preserve.

It is for the above reasons that we would urge the Council to reject the proposed modifications and to retain the existing policy.

Yours faithfully

A large black rectangular redaction box covering the names of the signatories.

Robert Childs

Yvonne Childs

Pickhaver, David

From: Anna Chrystie [REDACTED]
Sent: 19 March 2015 23:22
To: Planning, Strategic
Subject: Proposed modification (MM3) of area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

To whom it may concern,

I write to object to the proposal to re-write the local plan with reference to the proposed modification (MM3) of an area south of Whiterock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay local Plan) and cite the following points:

- The need to preserve the green corridor between Paignton and the village of Galmpton as stated by the then Secretary of State in 1997:

"the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country.

[a development] would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside."

That countryside and the riverine landscape are still here, still treasured by countless locals and visitors alike.

- The large-scale concreting of the village's hilly geography would increase its vulnerability to flooding.

- The development would be visible from a wide swathe of the River Dart landscape and villages, and have an adverse visual impact on the AONB.

- It would have a negative traffic impact on the already heavily congested road infrastructure. Windy Corner as a major junction appears to be at capacity. When accidents occur (the most recent one occurring on Wednesday 18th March) the only route onto the Brixham isthmus is on the narrow road with few pavements, through Galmpton village.

- The topography between Paignton and Brixham is such that the population numbers must be limited, extra weight of traffic is not sustainable as the isthmus narrows.

- There is insufficient service infrastructure to support the development.

- It would reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting, the numbers of the latter having steadily increased in recent years.

- The individual identity of Galmpton as a village and thriving community, would be lost.

- By degrading our natural amenities the negative impact on tourism - our primary economic asset - would be great.

- The Government has a policy of localism. This suggestion ignores the wishes of local people, as expressed in the Neighbourhood Plan as a result of the Government policy.

Yours sincerely

Anna Chrystie (Mrs)

Pickhaver, David

From: Emily Chrystie [REDACTED]
Sent: 22 March 2015 19:28
To: Planning, Strategic
Subject: Proposed modification (MM3) of area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

To whom it may concern,

I write to object to the proposal to re-write the local plan with reference to the proposed modification (MM3) of an area south of Whiterock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay local Plan) and cite the following points:

- The need to preserve the green corridor between Paignton and the village of Galmpton as stated by the then Secretary of State in 1997:

"the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country.

[a development] would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside."

That countryside and the riverine landscape are still here, still treasured by countless locals and visitors alike.

- The large-scale concreting of the village's hilly geography would increase its vulnerability to flooding.

- The development would be visible from a wide swathe of the River Dart landscape and villages, and have an adverse visual impact on the AONB.

- It would have a negative traffic impact on the already heavily congested road infrastructure. Windy Corner as a major junction appears to be at capacity. When accidents occur (the most recent one occurring on Wednesday 18th March) the only route onto the Brixham isthmus is on the narrow road with few pavements, through Galmpton village.

- The topography between Paignton and Brixham is such that the population numbers must be limited, extra weight of traffic is not sustainable as the isthmus narrows.

- There is insufficient service infrastructure to support the development.

- It would reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting, the numbers of the latter having steadily increased in recent years.

- The individual identity of Galmpton as a village and thriving community, would be lost.

- By degrading our natural amenities the negative impact on tourism - our primary economic asset - would be great.

- The Government has a policy of localism. This suggestion ignores the wishes of local people, as expressed in the Neighbourhood Plan as a result of the Government policy.

Yours faithfully

Emily Chrystie

Pickhaver, David

From: Peter Chrystie [REDACTED]
Sent: 22 March 2015 19:28
To: Planning, Strategic
Subject: Proposed modification (MM3) of area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

To whom it may concern,

I write to object to the proposal to re-write the local plan with reference to the proposed modification (MM3) of an area south of Whiterock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay local Plan) and cite the following points:

- The need to preserve the green corridor between Paignton and the village of Galmpton as stated by the Secretary of State in 1997:

"the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country.

[a development] would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside."

- The large-scale concreting of the village's hilly geography would increase its vulnerability to flooding.
- The development would be visible from a wide swathe of the River Dart landscape and villages, and have an adverse visual impact on the AONB.
- It would have a negative traffic impact on the already heavily congested road infrastructure. Windy Corner as a major junction appears to be at capacity. When accidents occur (the most recent one occurring on Wednesday 18th March) the only route onto the Brixham isthmus is on the narrow road with few pavements, through Galmpton village.
- The topography between Paignton and Brixham is such that the population numbers must be limited, extra weight of traffic is not sustainable as the isthmus narrows.
- There is insufficient service infrastructure to support the development.
- It would reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting, the numbers of the latter having steadily increased in recent years.
- The individual identity of Galmpton as a village and thriving community, would be lost.
- By degrading our natural amenities the negative impact on tourism - our primary economic asset - would be great.
- The Government has a policy of localism. This suggestion ignores the wishes of local people, as expressed in the Neighbourhood Plan as a result of the Government policy.

Yours sincerely

Peter Chrystie

Pickhaver, David

From: jandj collinge [REDACTED]
Sent: 18 March 2015 12:08
To: Planning, Strategic
Subject: Objection to the proposed modification to the Torbay Local Plan MM3 covering the area South of White Rock

We object to proposed modification to the Torbay Local Plan MM3 covering the area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan for the reasons stated below:

1. Drainage

The changing of a huge area of grass into concrete would increase Galmpton's risk of flooding. The Galmpton watercourse is adjacent to the southern edge of the development site. We do not believe that the proposed mitigation of SUDS in 'Detailed Sustainability Appraisal of Proposed Additional Sites' item 5.7 will be sufficient to remove the risk to Galmpton inhabitants considering the huge size of the proposed development. By the time the houses are built and the flooding occurs it will be too late for Galmpton.

Document 'Schedule of Proposed Changes to the Sustainability Appraisal Report' item 37 states that SUDS should 'help to minimise risk of flooding'. We believe it is totally unacceptable to introduce a new risk site of flooding to Galmpton and then just to minimise it. There should be no risk at all deliberately introduced.

2. Infrastructure

The document 'Detailed Sustainability Appraisal of Proposed Additional Sites' item 2.6 states 'site is likely to provide appropriate infrastructure' and 4.2 states that the site is within 'close proximity to key services'. We believe this is incorrect as existing local services are overstretched. Where are the additional doctors, dentists, schools, public transport, car parks, water supply, power, etc. to support such a huge population increase nearby to Galmpton?

3. Traffic

Despite planned ring road expansion, the proposed development would impose unacceptable pressures on the already renowned traffic congestion where the ring road narrows at this point. There are already times when traffic is queued all the way into Brixham and other times when it is queued all the way out of Brixham, taking hours to clear. This development would result in hundreds more car movements a day going to and from the Brixham direction (schools, doctors, dentists etc). Many of these will drive into Galmpton village which is already dangerously blocked with traffic at school times.

In addition to school traffic many other motorists will try to find alternative routes which will drastically increase the traffic driving through Galmpton's narrow roads enroute to Dartmouth, Aish, Stoke Gabriel, Totnes and beyond to avoid the major traffic jams on the main roads.

In addition the whole of the ring road is beyond capacity with daily jams at its many junctions including Tweenaway where improvements were only completed a few years ago. The road infrastructure is already totally overloaded even outside of the peak holiday season. This development would add thousands more car movements a day along this route.

4. Wildlife

The proposed development would reduce valuable wildlife habitat in general.

In particular, the site falls within the sustenance zone of the greater horseshoe bat and near to the bats' strategic flyways. Loss of grassland and hedgerows together with new light pollution will disturb the habits of the bats. We do not believe that the proposed mitigation of planting replacements elsewhere will be acceptable to the bats who live by habit and what they are accustomed to. By the time the houses are built and existing wildlife habitat lost, it will be too late.

In addition, the proposed development is within the buffer zone for the Cirl Bunting so similar comments apply.

5. Loss of Agricultural land

The proposed development would remove a large area of agricultural land which it is increasingly important to preserve.

6. Impact on tourism economy of Torbay

The document 'Detailed Sustainability Appraisal of Proposed Additional Sites' states 'no obvious impact' relating to item 3.4 'harness economic potential of coast' and 3.6 'contribute to the regeneration and quality of tourism industry'. We believe this is incorrect. The proposed development would degrade the natural amenities which give the area its distinctive appeal, by drastically reducing the views of green landscape which are the primary economic asset of the local area. Most tourists wish to escape views of urban and suburban sprawl while on holiday and come to this area to be amongst green surroundings. The new housing would be visible from Galmpton and surrounding paths and also from surrounding villages in the South Hams.

7. Negative impact on areas of protective designation

The proposed development calls into question the value of protective environmental designations. The area lies within the AGLV and the proposal is to redesignate it as a Future Growth Area instead of a countryside zone of high landscape value.

In addition, the development would have an adverse visual impact from the nearby AONB as well as a potentially disastrous impact on the wildlife in the AONB.

8. Contrary to Neighbourhood Plan

The draft Galmpton Neighbourhood Plan specified that the area south of White Rock be preserved for its open green aspect and as an essential green buffer against urban sprawl. The proposal to make this a future growth area ignores the wishes of local people and the government policy of 'localism' in which residents were invited in the Neighbourhood Plan to specify areas they wish to be preserved from development.

This proposed development would extend Paignton's suburbs and remove the majority of the crucial green wedge that gives Galmpton its identity as a separate rural village.

9. Precedent

If the proposed development goes ahead there would be only one field separating it from Galmpton. This would provide a precedent for further development on the remaining land around Galmpton.

10. Development previously rejected

A planning application for development on a large part of this site was previously rejected following the Public Inquiry in 1997. The then Secretary of State for the Environment agreed with the Inspector's decision to reject development. There were several reasons for rejection the key reason was environmental. The letter dated 29/10/1997 stated "... the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the inspector's appraisal that the development itself ... would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside."

Yours faithfully

Mr & Mrs J Collinge
Bay Tree House
Orchard Close

899217
WR22

Tel: [REDACTED]

14 Slade Lane
Galmpton
Brixham
Devon
TQ5 0PD
14 March 2015

Dear Sir,

Proposed modification (MM3) of area South of White Rock

I am writing to confirm my objection at the re-designation of fields overlooking this village as a Future Growth Area.

It removes a large area of agricultural land

The removal of the green wedge dividing Galmpton from the edges of Paignton

The decision ignores the wishes of local people

The former classification as a countryside zone of high landscape value has been ignored and makes a mockery of protective environmental designations

What about the supposed government policy of 'localism'?

Yours faithfully

[REDACTED]
G.W. Colman

TORBAY COUNCIL PLANNING	
REC'D	19 MAR 2015
TO	

Pickhaver, David

From: Seancongdon [REDACTED]
Sent: 06 March 2015 16:53
To: Planning, Strategic
Subject: REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification

as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galampton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards
Sean Congdon
TQ3 1PT

Pickhaver, David

From: Bob Davies [REDACTED]
Sent: 22 March 2015 12:04
To: Planning, Strategic
Subject: Proposed modification(MM3) of an area south of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

Sir/Madam

I would like it placed on record my objection to the above proposed modification on the following grounds:

1. The specified area has been **re-designated** a Future Growth Area **from its former classification as a countryside zone of high landscape value**. This makes a **mockery** of protective environmental designations and **ignores** the wishes of local people and the Government policy of 'localism' in which **residents were invited**, in a Neighbourhood Plan, **to specify areas they wish to be reserved for protection or development**. Our draft Neighbourhood Plan has **specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl**.
2. The development of this site would have an **adverse visual and environmental impact** on what was described by **John Prescott at a previous Public Inquiry**, as a **pristine riverine landscape**.
3. It removes a large area of **high grade agricultural land** which it is increasingly necessary to preserve.

Regards

R.J.Davies
TQ4 7BQ

Pickhaver, David

From: [REDACTED]
Sent: 20 March 2015 15:24
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).
Attachments: Planning Proposal001.pdf

Deanna Duggan

36 Langdon Lane, Galmpton, Brixham, Devon, TQ5 0PH

Tel: [REDACTED]

email: [REDACTED]

Dear Sirs

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

We understand that Torbay Council want to re-designate some of the fields surrounding Galmpton Village as a Future Growth Area in an area South of White Rock (see heading above).

My husband and I strongly oppose the Council's plan and attach a letter setting out the reasons why we feel so strongly about the Council's plan. We would be grateful if you would consider our reasons why we would oppose this development.

Please would you acknowledge, via email, that you have received our email on this matter. Thank you.

Yours faithfully

D R Duggan

Mrs D R Duggan

36 Langdon Lane
Galmpton
Brixham
Devon
TQ5 0PH

18 March 2015

Sent via Email to:
strategic.planning@torbay.gov.uk

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

Dear Sirs

**Proposed modification (MM3) of an area South of White Rock (Policy SS2
Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)**

It was with great disappointment that we became aware of the proposed modification (MM3) of an area South of White Rock. (See full details above). We have always felt that the views across the whole of the planned old and new land would be utterly spoilt by a building development. At least the original plan would have left some land unscathed which would have given us a countryside zone but if a huge building development was to be allowed on the whole or part of this site it would be criminal to destroy the beautiful views that currently we can see across the fields to the other side of the River Dart. We particularly enjoy seeing the copse of beautiful trees which lies alongside the planned area (please see my sketch map attached). It looks as though the copse would just escape being demolished but their beauty would no longer be observed from the A3022 as the buildings would block out the view. Visitors come to this part of Devon to admire the beautiful natural views around us and if fields are allowed to be built on in this way, in time the whole of our wonderful countryside will be covered in buildings with no pleasurable places to relax and admire the beauty of God's wonderful natural world. Our Bay's beauty is what draws tourists to our area, and trips up the River Dart give so many immense pleasure, but we are sure that they would not want to admire the beautiful shores of the River Dart with a background of ugly developments taking over the beautiful scenery. We list below our reasons why we think the whole of this development should be written off immediately.

1. We live in Galmpton, which is a beautiful village and the residents try hard to keep the village looking clean and tidy and respect the Conservation buildings

and land that we have around us. This is what makes our village unique - we want our village to remain as it is for future generations as they too can then appreciate the uniqueness of our village from the past. To have this huge site full of housing etc. bordering onto our unique village would certainly have some impact on our village and village life that we enjoy here. In fact we are fearful that Galmpton would lose it's 'village status'.

2. Since the redevelopment of the land between White Rock and Sainsburys Supermarket on the west side of the Brixham Road (A3022) we have experienced a great deal of road works and now we have extra traffic lights along this stretch of the road. If the above proposal was to go ahead, we assume that there would be yet more road works and lots more traffic lights along the stretch of the Brixham Road from Windy Corner to White Rock. Brixham Road already has a high volume of traffic using the road and with yet more housing developments there will be even more and more traffic trying to get onto the Brixham Road. Of course traffic lights would help them but at the expense of slowing and stopping the traffic that is already travelling along the Brixham Road.
3. If a huge housing complex was to go up on this site, would our local GP Surgeries, Dentists and Schools be able to cope with the extra residents who would ultimately live in the new houses? Would there be bus routes to service this area? Galmpton has never had a regular bus service covering our village and because of this our residents have to use their cars to get to various places. If a bus service didn't cover these new developments, that would mean yet more and more cars needing to get out from the housing estates onto the Brixham Road.
4. With a growing population in our country we will need lots of high grade agricultural land to enable us to produce the food that we all need. We understand that the land in question here is of that standard. If these current fields were to be covered in concrete there would be no going back into serviceable fields for the growing of foodstuffs. All housing developments are built up on foundations and concrete roads etc. Where would all the surplus water go if we continue to get the heavy rainfall that we have had for many years now? Surely there would be a risk of flooding. As our wildlife habitat has been here for hundreds of years, is it right to send our wildlife looking for other areas in which to live?
5. Much of the land around our village is of AONB. With a huge development alongside our Village, one could hardly then call the area in and around our village AONB. We must try and protect a lovely and historic (with old traditions) village with its beautiful scenery around it for future generations. It would be so sad if a new generation wasn't able to enjoy nature's beauty as we and tourists currently enjoy. Tourists who take a boat trip up the River Dart are entitled to

admire the wonderful scenery, and not industrial and housing developments. There must be other areas that would be better suited for these.

We have been looking at the **Brixham with Broadsands, Churston & Galmpton Neighbourhood Plan Area Draft** (we think this was written in 2010) that contains the **Galmpton Village Design Statement** and we quote below some of the information that is contained in the Report from the **Galmpton Village Design Statement**. We found this on the Internet -

PDF] [Neighbourhood Plan – Full - Brixham Chamber](#)

www.brixhamchamber.co.uk/wp-content/.../draft-npfull-20-06-13.pdf

Protecting the Green – Ensuring the future. *Brixham with Broadsands, Churston & Galmpton Neighbourhood Plan. Draft.*

"LANDSCAPE Page 4

Guidelines

L/1

All new development in or around Galmpton must recognize the importance of its unique position in the River Dart catchment surrounded by the Area of Outstanding Natural Beauty to the south, Galmpton Warborough Common on the northern boundary and agricultural areas of significant landscape value.

L/2 Page 5

New development should minimise the impact on and from the landscape by preventing damage caused by reducing or blocking the wide views and open spaces of the area. Well considered landscape architecture will be used rather than the reliance on vegetation to simply screen buildings.

L/4

The approach roads to Galmpton run through important areas of countryside and this must be protected to retain the separate identity of Galmpton Village and to prevent coalescence with neighbouring communities. Existing wildlife corridors must be sustained.

L/5

Public open spaces are important to the health and well-being of the community and must continue to be available for use by all local residents and if necessary new development should provide adequate open space suitable for informal recreation."

Under *Environment and Conservation* Pages 16 & 17

"Galmpton is closely surrounded by green space and open countryside, which are lovely both in themselves and in creating the character of the village. They also avoid Galmpton being absorbed into faceless suburbia and define it as a separate village, not in aspect but as a living and lively community. Residents in a survey in November 2012 strongly prioritised conservation of the local countryside and environment (Galmpton Warborough Common 97%; Galmpton Conservation Area 92%; Ring Road AGLV Fields 85%, AONB 80%) with which they are intimately familiar (e.g. 81% use local public footpaths) (GNPS). Overwhelmingly this countryside is highly visible and preservation would benefit all the citizens of Torbay and tourist visitors."

Page 18

"Areas to the south-east, south and west of Galmpton are designated Areas of Outstanding Natural Beauty (AONB) to protect the landscape, hills, skylines and vistas overlooking (and viewed from) Torbay, and the Dart Valley. They should continue as countryside under this high level of protection, with all statutory restrictions on development being strictly interpreted and enforced."

"Traffic problems within the village (see GPNS) include traffic travelling too fast, hazardous access junctions on Dartmouth road (2 recent fatal accidents) and increasing commercial traffic (including massive HGV's) to businesses at Galmpton Creek, which is in South Hams. Torbay Council needs to negotiate a traffic agreement with South Hams Council to limit the growth of commercial traffic, to protect pedestrians and to maintain the quiet rural residential character of the village, particularly Stoke Gabriel Road. Galmpton with its narrow lanes without pavements, 2 schools and elderly residents, should be made a 20mph zone. At least one access junction to the village should be protected by traffic lights, preferably Langdon Lane. Bus services at present restricted to Dartmouth Road can only be accessed by a 10+ minute walk uphill from most of the village (too strenuous for many elderly residents), and bus usage would be increased (cars decreased!) by some bus services stopping in the village centre. A 20mph limit will also encourage cycling by making the village lanes safer and calmer.

There is a need for more segregated cycle ways along Dartmouth Road and a safe passage across Windy Corner. "

In our opinion the Development is totally against the recommendations of this Report, especially in the Galmpton Village Design Statement.

We do hope that you will observe our reasons for why we feel that this proposed development would be a disaster to our village and the area around us. If this development was allowed to go through no doubt that would then open the way for future developments to tack on to the other sides of our village. We are lucky to have such wonderful scenery and peace around us, but we object on behalf of future generations who we feel should be able to enjoy the beauty of this part of Devon just as much as we have appreciated our surroundings. Also, with a growing population, please bear in mind the need to keep our fields for cattle, sheep and vegetables and wheat as one day our British Isles will probably have to increase its output of foodstuffs.

We would be grateful if you would take our views into consideration.

Yours faithfully

[Redacted signature area]

Mrs D R Duggan

Mr R F Duggan

cc: Dr Sarah Wollaston MP

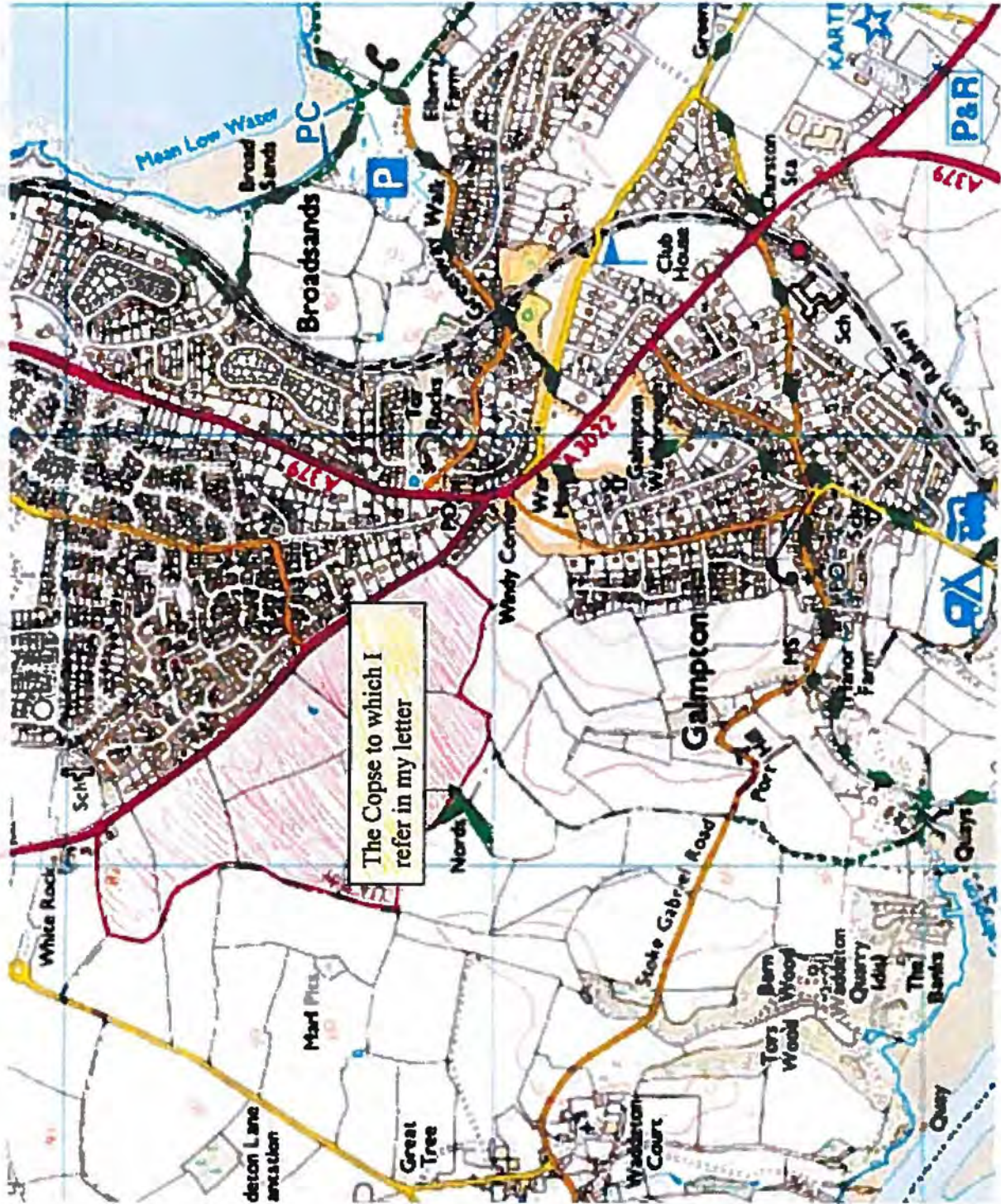
Email: [Redacted]

Galmpton Residents' Association Secretary

Email: [Redacted]

PROPOSED MAIN MODIFICATION NOTATION (MM3) Policy SS2 New Future Growth Area, Land South of White Rock

This map is solely for the personal use of Roy Duggan (roy@roy-yacht-charter.co.uk)



galmpton

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www.ordnancesurvey.co.uk



Pickhaver, David

From: David Edey [REDACTED]
Sent: 12 March 2015 08:39
To: Planning, Strategic
Subject: Re Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Dear Torbay Planning,

I have read the various documents on your website concerning the proposed revised Local Plan and wish to register my objection to the proposed release of high quality agricultural land for future housing development south of Whiterock and up towards Windy Corner.

My specific concerns are as follows:

1. The Infrastructure in the surrounding area is already stretched and will be unable to cope with the proposed development and the subsequent influx of people and cars. This applies to transport links and possibly schools.
2. Traffic is already a problem in this area and this development will exacerbate that enormously. There is insufficient land to build substantial new communication links due to the narrowing of the peninsula in this area. Your own Detailed Sustainability document refers to the proposed site increasing the use of public transport but it does not state what evidence there is to support that claim, especially given the ever increasing ownership and use of cars. As in many new developments across the country, plans always seem to underestimate the numbers of cars that households have.
3. The removal of yet more green fields and concreting over will increase surface run off substantially and could potentially increase flooding risks. The area has already lost substantial green fields with the Longroad/Whiterock developments.
4. The proposed fields are high quality farm land and should remain so, as high quality farm land is scarce.
5. The site is very visible from the surrounding areas including the South Hams and will have a detrimental impact on the existing AONB and a possible subsequent negative impact on tourism.
6. Your documents highlight that there are delicate bird and other species living in the proposed site which will be severely affected.
7. The continuing development between Paignton and Brixham is in effect turning the two towns, with Galampton/Churston in between, into one large town. The visual and physical breaks in the area between towns and villages are already being lost. This proposal increases this issue.

I would appreciate it if you could make my views known during the consultations.

Kinds rgds

David Edey
TQ5 0PH

Pickhaver, David

From: Adrian Evers [REDACTED]
Sent: 12 March 2015 17:56
To: Planning, Strategic
Subject: REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area)

To Whom it may concern,

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification

as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards

Adrian Evers

Postcode TQ2 8SH

Pickhaver, David

From: JEREMY FATZ [REDACTED]
Sent: 09 March 2015 14:39
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area south of White Rock - Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan

With Reference to: The proposed modification (MM3) of an area south of White Rock - Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan

I was recently made aware of the above change of status and I am incensed that Torbay council can try & run roughshod over the residents that this will impact on!

I was given to believe that the governments policy of localism was passed down to councils quite a while ago and it was the councils duty to involve residents in the neighborhood plan from the outset.

The area was years ago designated as a buffer zone to help keep the nowadays rare atmosphere of a balanced & surviving village. Is it easier for you to put development in a green field site rather than look to the main towns to enhance & develop, that's a rhetorical question of course it is. Its easier to mess something else up rather than put right what you have already messed up! We have a beautiful area here that people want to come & see, its the heartbeat and generator of income of the area yet you see fit to cover it in housing & sales outlets, why? To make a quick buck? To keep some developers bank accounts filled? To kill the goose that lays the golden egg?

You've already had a fiasco with the golf course sell off and the Supermarket development in Brixham, are you going for a third and I promise you we will win this one its to important to let it slip by!

Its a great shame Brixham ever became part of Torbay it would have been far better off controlling its own destiny as you see fit to destroy its beauty.

Not only will it be the thin edge of the wedge to destroying the character of the area. The infra structure is already struggling with the, traffic, local schools are over subscribed getting in & out of Brixham is already problematical as is parking especially in the summer.

As John Prescott said at the previous enquirey this is a pristine riverine landscape which will be destroyed or at least severely impacted on by this development which I may also hasten to add will be visible from the Dartmouth side of the river.

We as residents will fight this, we have to be involved in this re designation, it is our right, if you thought the fight against the golf course sell off was bad, as they say 'you aint seen nothing yet'!

Yours faithfully
Jeremy Fatz

22 Stoke Gabriel Rd

10th March 2015 ⁰⁷⁴²⁵⁵


Calypso

TFS ONP. Re: Policy SS2. Growth area
Brixham.

Dear Sirs

I write with some concern of the fields overlooking Calypso village. I have been a resident of Calypso for over twenty years and on net anti change but dividing Calypso from the expanding mass of Paignton is detrimental also the environmental impact this will have is not something that bears thinking about. We all agree there have to be more houses but our infra-structure is no way able to cope.

TOWN & COUNCIL PLANNING	
REC'D	12 MAR 2015

Yours faithfully


Pickhaver, David

From: Rebecca Ford [REDACTED]
Sent: 06 March 2015 10:31
To: Planning, Strategic
Subject: REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area)

Dear Sir/Madam

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification

as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galampton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards
Rebecca Ford-Bartlett

4 Springfield
jubilee Road
Totnes
TQ9 5BW

899239

WR31

Pickhaver, David

From: Graham Gardner [REDACTED]
Sent: 18 March 2015 11:24
To: Planning, Strategic
Subject: Re: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan.
Attachments: White Rock Objection.docx

Dear Sirs

Please find attached my response to the above proposals

G J Gardner
3 Manor Court
Kiln Road
Galmpton
Brixham
Devon TQ5 0EH

Cedar Barn, 3 Manor Court, Kiln Road, Galmpton, Brixham, Devon, TQ5 0EH tel [REDACTED]

18th March 2015

Dear Sirs

Re: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan.

I am writing to object to the re-designation of fields in the area South of White Rock to be a 'Future Growth Area' as detailed in the above document.

This area is designated as an Area of Great Landscape Value and is grade 1/2/3a agricultural land. In the previous local plan, the council has stated '11.12 It is vitally important to maintain both the attractive rural landscapes of Torbay and also the green wedges which separate Torquay from Paignton, Paignton from Brixham, and likewise the villages of Churston, Galmpton, Marldon (outside Torbay) and Maidencombe. These green areas between the main towns and surrounding settlements are considered to be of strategic importance.' Likewise development in AGLV should 'will only be permitted where it will maintain or enhance the special landscape character of the AGLV'. The current PPS7 (2004) also states that development of agricultural land of 2/3A should be given careful consideration

Clearly this re-designation goes against these stated intents. The development of this area will produce an unbroken line of development from Kings Ash Hill to Windy Corner. It is essentially 'outfill' i.e extending development to the Council boundary with South Hams. This will undoubtedly erode the 'green wedges' and will diminish the identity of Galmpton as a thriving village. It also goes against the intentions of the Countryside Zone which states 'Development will not be permitted within the Countryside Zone where this would lead to the loss of open countryside and creation of urban sprawl, and where this would encourage the merging of urban areas and surrounding settlements to the detriment of their special character and setting' The current submission plan also states '5.3.3 Whilst less sensitive parts of the rural hinterland outside of the AONB may provide scope for leisure, recreation or limited residential use, care must be taken to maintain the landscape character and avoid a coalescence of settlements (see Policy C1)'

The plans suggest that there is adequate infrastructure to sustain this development. I am unaware of any evidence to support this. The 'ring road' has long been inadequate for the current traffic and has only been marginally been improved by works in the Roselands and Long Road areas. When the current developments in these areas (further housing and another supermarket) are completed I suspect the increase usage will cause further congestion. I am unaware of any increased provision for healthcare or education within the new area. Healthcare, in particular, has been high profile in the news recently as being unable to cope with current levels of demand (both at hospital and in the community). This cannot be improved by a further 460 houses and occupants. I do not know whether the local schools can cope with the increased demand this development will produce.

The proposal states that the development may lead to a healthier lifestyle and a reduction in car usage. This seems unlikely. The only shops within walking or easy cycling distance will be the major supermarkets and the small parades at Kingsway or Churston Broadway. Fast food outlets are also nearby. Primary and secondary schools are not within easy walking distance. Cycling would be dangerous for primary children because of the main roads and secondary school children would also find

it difficult for lack of safe and adequate cycle paths. South Devon College can be reached reasonably easily.

Reduction of natural habitat will have a negative effect on the present wildlife. This includes the local greater horseshoe bats (GHB) and also the cirl bunting. The land provides 'good or optimal foraging' (HRA site appraisal) for the GHB and will be lost with the development. The cirl bunting, in particular, was almost extinct in this country and is now only found in South Devon (with a small artificially translocated colony in the Roselands peninsula). Charities such as the National Trust are actively working with landowners in this area to improve the habitat for these birds (and a wide range of other species). Whilst the area under consideration is privately owned, the loss of a large area of natural habitat will have an adverse effect on all wildlife, especially to two species noted.

This proposal is not new. It was present when we moved to the area 14 years ago. At that time John Prescott, the then Secretary of State wrote:

'12. 'In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development.'

Clearly the impact on the countryside environment has not changed since then and the objections that were accepted at that time still appear valid. PPG7 has been replaced by PPS7 (2004) but this still states, as a objectives (1, 2)) and principles (1,iv) that

Objective para 1

....continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.

Objective para 2

- preventing urban sprawl;
- discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully;

Principle para 1 (iv)

...the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.

Principle para 15

They should have particular regard to any areas that have been statutorily designated for their landscape, wildlife or historic qualities where greater priority should be given to restraint of potentially damaging development.

For all the reasons above I would like these objections to be given due regard when this modification is considered further.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Dr G J Gardner

899241
WR32

Pickhaver, David

From: Jacqui [REDACTED]
Sent: 23 March 2015 08:09
To: Planning, Strategic
Subject: MM3 policy SS2 proposal to develop at White Rock edging onto Galmpton village

Dear Sirs

I would like to register my very strong objection to the above development. Galmpton is currently a village and this development would encompass it in ugly suburban sprawl and remove its distinctive character. This has happened all over the country and surely it is time to think more imaginatively about how to provide low cost housing for those in need. I am very concerned at the loss of wildlife habitat for birds, butterflies and plants. I have heard that much of recent housing provision which we were told was necessary to house people has in fact been bought (the majority) by second home owners. Please would you think again about using our precious, never to be replaced green spaces and instead build over shops, build town houses with basements, pull down ugly unhuman developments and replace with eco friendly human friendly homes with access to green spaces for all.

Yours faithfully

Jacqueline Gardner

3 Manor Court, Galmpton, Brixham TQ5 0EH

Pickhaver, David

From: alan and helen gilliland [REDACTED]
Sent: 23 March 2015 13:43
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

To whom it may concern

We are extremely concerned about the further development of the area between Paignton and Brixham. It is already disappointing to see all the housing development occurring around White Rock and whilst, some of this can be justified as the area needed some kind of improvement, the amount of houses and additional pressure on the current infrastructure will be unsustainable.

The local schools cannot expand much further to accommodate further demands; the same applies to the local GPs and surgeries. Torbay Hospital constantly reports under-achievement in the expectation for waiting times in A&E and elective surgery. Our further concerns relate to the road system and already there is a constant stream of traffic from early in the morning to early evening which does not abate at any time of the day. To increase the pressure on the road system by a future 1000 plus cars every day, not to mention the peak holiday periods will be not only detrimental to people living here (or planning to move here), it will deter people from visiting what was a beautiful area. The green hills and fields are fast disappearing and that along with the great beaches is what makes it such a joy to live but also to choose to holiday here.

We moved here 6 years ago from Surrey to get away from the over development and increased, unexceptionable traffic levels. Only to find in this short time Torbay is fast turning into a replica of Surrey's development without the job opportunities available. Bear in mind we moved away from Surrey for the exact reason that are now becoming a huge negative in this area of South Devon.

We understand the need for further housing (affordable and preferably bought by people who actually live and spend money in the local area) but really feel that where these are being built is without any regard for the environment, commercial and domestic traffic users and local people as well as tourists. We feel that this constant building will prevent people from holidaying here as probably becoming no different to where they currently live. Also, the lack of jobs here now combined with too much housing development and not enough improvement in living standards, they will also choose not to move.

We strongly object to further development in this small space and hope that the council take note of the destruction this will bring to open green areas which is detrimental to all who live and visit the area.

Helen and Alan Gilliland

899247
WR34

To
Spatial Planning
Electric House,
Castle Circus
Torquay
TQ1 3DR

From
Mrs M Goldsmith
6 Churston Close
Galmpton
Brixham
Devon
TQ5 0LP

15th March 2015



Dear Sir

Re proposed modification (MM3) of an area south of White rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Plan)

I was very concerned to read about the proposal to re-designate the fields overlooking Galmpton village as a future growth area. This makes a mockery of protective environmental designations. The decision ignores the wishes of local people and the government policy of "localism" in which residents were invited in a neighbourhood plan to specify areas they wish to be reserved for protection. Our draft neighbourhood plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential green buffer against urban sprawl.

The removal of the majority of the green dividing Galmpton from the suburban expansion of Paignton erodes the village's separate identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Enquiry, as a pristine riverine landscape.

It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.

It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species as well as removing large areas of high grade agricultural land which is increasingly necessary to preserve.

I hope you will take these points into consideration before you embark on this retrograde step.

Yours faithfully



Pickhaver, David

From: Jenny Graham [REDACTED]
Sent: 21 February 2015 11:42
To: Planning, Strategic
Subject: Proposed change of land use for land south of White Rock

Dear Sirs,

I was greatly troubled to be informed of the latest rather depressing issues affecting the once beautiful village environment of Galmpton. Regarding the proposed modification to the status of land south of White Rock, how very short sighted of the planning officers and councillors involved to shoot the region in the foot by reducing the beauty of the area which welcomed visitors, thus jeopardising our tourist industry further.

I enclose part of a PDF file I received from Sarah Wollaston which I feel is pertinent to concerns about the impact of proposed changes to land formerly designated as a buffer zone between Galmpton and the now glorified Industrial Estate which is White Rock with its multiple houses, supermarkets, businesses, recycling centres and fast food outlets. Having seen the planning allowed whereby the houses presently built have lawns totally inadequate for children's recreational facilities one wonders where they will be able to play should further housing be permitted encroaching closer to present green parkland. So much for the Torbay Council Green Infrastructure Delivery Plan. I trust that provision has been made for dedicated areas for all-weather, child-friendly surfaced facilities, community facilities, schools and medical/dental Practices, in addition to the essential infrastructure of public transport and social services.

Sarah Wollaston writes:

I am often asked if I will intervene in planning applications. This however, is an area which is fully devolved to local government so an MP does not have any formal role in the planning process.

These decisions are made by planning officers, councillors, planning inspectors and planning ministers and they have to follow strict procedural rules. These rules do not allow decisions to be influenced by informal, private discussions with anyone outside the formal process and MPs are not allowed to lean on planners. I realise this disappoints many who feel that a letter from an MP will help to support or object to a planning application, but in fact this is not the case. Anyone can ask the Secretary of State to call in an application following a decision but the circumstances in which that would be considered are strictly limited.

The role for MPs within planning is to try to influence the policies at national level which local planners have to follow in reaching their decisions. For example, I understand people's concerns about the proliferation of wind turbines and vast industrialised solar arrays in Devon. As such, I brought a delegation up to London from South Hams District Council to meet with Kris Hopkins, the Minister responsible for solar and wind planning to talk about how government could genuinely restore power to local councils which currently face large costs if their decisions are overturned on appeal.

I remain a very concerned and increasingly cynical resident and would request the Councillors for our ward to voice these comments before the deadline for submission on 23rd March.

Yours faithfully,

Jenny Graham.

Dr. J.F. Graham B.D.S; D.P.D.S; B.A.(Hons).

The Close,
9, Greenway Road,
Galmpton,
Brixham TQ5 0LR

e mail



Pickhaver, David

From: Gunther, Andrew
Sent: 02 March 2015 13:30
To: Planning, Strategic
Subject: FW: proposed change of lan designation south of White Rock.

FYI – Further representation from Jenny Graham re. White Rock.

Best regards,

Andrew Gunther
Senior Planning and Public Health Officer

[REDACTED]

Spatial Planning,
Electric House (2nd Floor),
Castle Circus,
Torquay
TQ1 3DR

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From: Jenny Graham [REDACTED]
Sent: 02 March 2015 11:54
To: Gunther, Andrew
Subject: Re: proposed change of lan designation south of White Rock.

Dear Mr. Gunther,

Ref: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Threat to Galmpton's green surroundings.

As you know, I am concerned at the re-designation of the fields surrounding Galmpton village as a Future Growth Area, (as illustrated in the map attached to the last village email from Galmpton Residents' Association). G.R.A have urged residents to write personal letters of objection to the proposal in the hope that the numbers of letters received will certainly make a difference to the final decision.

I fully endorse their views but would like to add some of my own.

- The specified area has been re-designated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.

- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft

Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.

- The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
- The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases its vulnerability to flooding.
- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
- It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land which it is increasingly necessary to preserve.

This is madness; but also shows a lack of social responsibility. We are hugely privileged to live in such a beautiful area enriched with woodland, and hedgerows, with wild birds, flora and fauna. It remains a joy to witness horse-riders, cyclists and walkers, enjoying fresh air and exercise on the lanes. Others walk just to absorb the tranquility of the area to escape the hectic bustle. Developers seem adamant to enforce a housebound environment where families depend on technology for entertainment.

In childhood I was brought up in an inner city environment and adored holidays with my cousins who lived coastally. We spent days in all weathers exploring the countryside, learning respect for the environment, expanding our knowledge of Nature, and, with set boundaries, learning the life-skills of self-reliance, care of and consideration for each other, and self-confidence. I am saddened to think that these sort of childhood 'adventures' which engender sound principles, are being eroded.

I feel compelled to voice these anxieties, especially having seen the estates at Elberry Gardens (what an ironic name)! In an attempt to make the housing appear occupied the Developer has resorted to automatically timed lighting in the evenings and I would strongly oppose any further building encroaching on Galmpton until all the houses at Elberry Gradens are fully occupied. Once mature trees and hedgerows have been uprooted and destroyed and with them, surrounding fields engulfed under hectares of concrete, irrevocable environmental damage is inevitable. Please insist that Developers search more thoroughly for brownfield sites.

Please forward this letter to to the Strategic Planning committee for inclusion in it's decision-making before the deadline of 23/3/2015.

Yours sincerely,
Jenny Graham

Dr. J.F.Graham B.D.S; D.P.D.S; B.A. (Hons).

From: [Gunther, Andrew](#)

Sent: Monday, February 23, 2015 10:04 AM

To: '[Jenny Graham](#)'

Subject: RE: proposed change of lan designation south of White Rock.

Dear Jenny,

I am just writing to confirm receipt of this and your previous e-mail (sent on Saturday 21 Feb) regarding Proposed Modifications to the Local Plan. I will record the previous e-mail as a representation on the Local Plan and it will be analysed by the local authority before being sent, in full, to the Inspector who is conducting the Examination process. All representations will be considered by the Inspector and if he feels necessary these matters may be discussed further as part of any subsequent Hearing sessions.

Regarding the question below, I can confirm that you are broadly correct. The Proposed Modification to the Local Plan has been put forward by the Council as an additional land allocation for the development of housing, employment and infrastructure at land south of White Rock further to the Inspector's previous findings (which can be found on our website [here](#)). The Local Plan deals with the principle of development but not the fine detail which might be expected at the planning application stage (e.g. the 'artists impression' you refer to).

The potential allocation of this area for development will be a matter to be considered through the Examination process before the new Local Plan is adopted by Council. If the allocation becomes part of the adopted Local Plan, the normal procedure for planning applications would apply. This means a developer/landowner would need to engage with the local authority and the community in forming and submitting outline and full planning applications. Planning applications are subject to public advertising and consultation with consultees in the normal way. It is then a matter for the local authority to consider if a planning application is acceptable considering all matters.

I hope that helps makes things clear but if I can be of any further assistance, please do not hesitate to get in touch with me.

Best regards,

Andrew Gunther
Senior Planning and Public Health Officer

[REDACTED]

Spatial Planning,
Electric House (2nd Floor),
Castle Circus,
Torquay
TQ1 3DR

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From: Jenny Graham [REDACTED]
Sent: 22 February 2015 11:06

To: Planning, Strategic

Subject: proposed change of lan designation south of White Rock.

Dear Sir/Madam.

Further to my email of yesterday please could you confirm that this proposal is still at the planning stage and that no further building will take place until a public display of the intended development including an artistic impression of the impact that this will have on the village and rural skyline, is available for comments by interested parties. In addition to the infrastructural comments I made there is the environmental impact, and extending corridor of suburbia from north of Watcombe to Brixham. Others will doubtless wish to voice their own concerns.

I look forward to your reply at your earliest convenience,

Yours faithfully,

Jenny Graham.

Please note...

The views in this message are personal; they are not necessarily those of Torbay Council.

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TORBAY COUNCIL PLANNING	
REC'D	19 MAR 2015
TO	

"Shiloh"
11. Vale Close,
Galmpton,
Brixham,
Devon. TQ5 0LX

Tel [REDACTED]

17 March 2015

Dear Sir,

Re- PROPOSED MODIFICATION (MM3) OF AN AREA SOUTH OF
WHITE ROCK (Policy SS2 Growth Area, Brixham Strategic Delivery Area,
Torbay Local Plan

I have become aware of the above proposal and hereby express my **STRONG OBJECTION** for the following several reasons:-

A significant number of we residents of Galmpton participated in input of our wishes to the draft Neighbourhood Plan specifying the area **SOUTH** of White Rock to be reserved as open Green area a) as a buffer zone against encroaching development and b) to preserve its open landscape aspect with its unique view across to the Dart Valley. The proposal **BLATANTLY IGNORES** these sincerely and honestly conceived wishes.

What credibility can Torbay Council have if designations of environmental protection can be ignored in such a **CAVALIER FASHION**?

The narrow neck of the Brixham/ Kingswear peninsula is under so much pressure of change and is often the first view of the Bay visitors see upon arrival via the ring road. First impressions count for a lot especially for holidays and development of the White Rock south landscape would erode significantly the separation of Galmpton, ruining its existence in the context of a village giving the illusion of wrap around urbanisation and having a negative impact on tourism, the Bay's primary economic asset!

Apart from extinguishing views from the ring road, conversely, development on these fields would adversely impact on the view approaching Greenway above the

tunnel back towards White Rock, a vista enjoyed by many visiting this major tourist "draw". Surely we have a responsibility to conserve such delights for future generations too. "When its gone, its gone for ever".

A further concentration of housing and businesses with its resultant traffic increase on this already constricted and congested road infrastructure does not constitute competent forward planning.

The land at present is high grade agricultural land, an asset that is likely to be even more precious in future. It also has environmental significance, since the Cirl Bunting, striving to make a comeback in this area, is a farmland species. Housing can, and should be built elsewhere.

The proposed modification is so, so wrong on so many levels. This part of the Bay has disproportionately borne the brunt of so much development to date. It is time to look elsewhere and /or argue the case with Central Government!

Yours Sincerely,

A solid black rectangular box redacting the signature of Mr Edward Hewitt.

Mr Edward Hewitt.

Pickhaver, David

From: Jon Lavin [REDACTED]
Sent: 17 March 2015 16:21
To: Planning, Strategic
Subject: Proposed modification (MM3), South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

I wish to object strongly to the above proposal on the following grounds:

- The specified area has been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.
- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.
- The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
- The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases its vulnerability to flooding.
- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
- Recent new housing being built in the Paignton area appears to be poorly thought-out and positioned, designed for cheapness and maximum space utilisation and not for people's well-being.
- Recent developments appear to be aimed at people from outside the area and not local people
- It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- There appears to be little regard for developing local communities and hubs where people can feel they belong. Instead, large concentrations of people are created with little thought given to what the future generation need or will do.
- There are insufficient employment opportunities within the area for local people let alone those moving in from outside to warrant the continued, excessive building of new housing.
- The area is already becoming overcrowded with people who appear to have very little income, hence the steady decline, particularly noticeable in the town centres of Paignton and Torquay.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land which it is increasingly necessary to preserve.

Jon Lavin

UKCP, MA (psy), BEd, IEng MET(elect), Pract. NLP

35 Manor Bend
Galmpton
Brixham
Devon TQ5 0PB
UK

[REDACTED]

Pickhaver, David

From: Kay Lavin [REDACTED]
Sent: 17 March 2015 19:14
To: Planning, Strategic
Subject: Proposed modification (MM3), South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

To Strategic Planning Officer

I wish to object strongly to the above proposal on the following grounds:

- The specified area has been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.
- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.
- The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
- The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases its vulnerability to flooding.
- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
- Recent new housing being built in the Paignton area appears to be poorly thought-out and positioned, designed for cheapness and maximum space utilisation and not for people's well-being.
- Recent developments appear to be aimed at people from outside the area and not local people
- It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- There appears to be little regard for developing local communities and hubs where people can feel they belong. Instead, large concentrations of people are created with little thought given to what the future generation need or will do.
- There are insufficient employment opportunities within the area for local people let alone those moving in from outside to warrant the continued, excessive building of new housing.
- The area is already becoming overcrowded with people who appear to have very little income, hence the steady decline, particularly noticeable in the town centres of Paignton and Torquay.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land which it is increasingly necessary to preserve.

Kay Lavin

Ronald J.W. Law & Associates Chartered Surveyors

899257
WR39

R.J.W. LAW, A.R.I.C.S. (Now retired)

"APPLEGARTH", 17 GREENWAY ROAD, GALMPTON, NEAR BRIXHAM, TORBAY TQ5 0LT

9 March 2015

Spatial Planning, Electric House, Castle Circus,
Torquay, TQ1 3DR.

Dear Sir/Madam - Regarding :-

Proposed modification (M3) of an area South of White Rock (Policy
SS 2 Growth Area, Brixham Strategic Delivery Area).

- The specified area has been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.
- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.
- The removal of the majority of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
- The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases its vulnerability to flooding.
- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
- It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land which it is increasingly necessary to preserve.

Please register this extreme concern of mine, my wife and family
also and many of those I come in contact with.

Yours truly,

TORBAY COUNCIL
PLANNING

REC'D 11 MAR 2015

TO

Pickhaver, David

From: [REDACTED]
Sent: 22 March 2015 10:21
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area).

11, Langdon Fields.

Galmpton

TQ5 0PL

21st March 2015

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

I recognise the need to provide more housing in particular, to assist local and low paid people to obtain a place to live that is not subject to high rents and the whims of private land lord. I also recognise the need for us to preserve and celebrate our natural environment if for no other reason than that it is the economic life blood of our community. And yes a balance has to be struck.

In considering how to balance these possibly competing requirements I would wish you to take on board the following issues with respect to the proposed development at White Rock:

- The specified area was formally classified as a countryside zone of high landscape value not I would have thought a location to rate highly on the list of land use change to housing.
- The local residents in their input to the neighbourhood plan which recommended this area be preserved rather than used for residential purposes.
- The area has been described as a pristine riverine landscape – a description with which it would be hard to disagree.
- In addition to the destructive effects this development would have on the visual environment, there are risks I understand to the possibility of flooding in Galmpton which should it occur will result in high cost maintenance and thus impact on the ever decreasing budget that Councils are asked to manage.
- A further worry is the impact on the existing infrastructure which is already stretched to capacity
- And finally a thought for our wild life who too have a right to reside in areas that afford an environment in which they can flourish. The development of land into different land uses means that their homes are at risk and should this be seen as of little consequence at very least our existence depends equally on the food chain that country environments allow not to mention our quality of life.

When considered from these perspectives it would seem that other options might result in a better balance between community needs for housing and the preservation of environments that serve to provide the quality of life that we enjoy and the opportunities it provides to others from more urban areas to enjoy and to be uplifted.

Once our pristine countryside has gone it will be gone for good – not a good heritage to pass on to future generations.

Jenny Lee

Pickhaver, David

From: Vanessa Lewis [REDACTED]
Sent: 06 March 2015 10:37
To: Planning, Strategic
Subject: REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification

as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards, Vanessa Lewis TQ5 9HF

Pickhaver, David

From: Andrew Loader [REDACTED]
Sent: 21 March 2015 22:02
To: Planning, Strategic
Subject: Proposed modification MM3 to land south of White Rock

Dear Sir/Madam,

I am writing to express my serious concern at the proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan) which has always supplied a crucial buffer zone between the village environment of Galmpton and the suburban expansion of White Rock. This green wedge has enabled Galmpton to preserve its identity and has retained the open green aspect that contributes to the exceptional riverine landscape acknowledged by John Prescott in his rejection of a previous development proposal there in the mid 1990s. In that former case the economic benefits did not overrule the environmental concerns and the loss of prime agricultural land. The redesignation of this area from one of countryside value to a region of Future Growth makes a mockery of protective environmental designations as well as the wishes of local people and the policy of localism in which we, as local residents, were invited to identify areas for protection or development. Our draft neighbourhood plan specified that this land be retained for its open outlook and as a green buffer against urban sprawl.

There has been a progressive erosion of the green spaces which characterize the distinct appeal of the area and have proved such an attraction to locals and visitors alike. When applying purely economic arguments to planning decisions, I would remind you that the area's greatest economic asset remains its natural amenities, with the distinctive marriage of town and countryside that has always constituted its unique appeal. To continue to destroy the green context of Torbay and develop the undifferentiated urban sprawl which most people seek to escape on holiday is to kill the proverbial 'goose that laid the golden egg'. This area of open land runs down to the River Dart and provides rural vistas and far reaching views towards the South Hams. Similarly this development will be visible from a great distance across the broader River Dart and South Hams landscape.

The proposed White Rock southward expansion of 500 dwellings would certainly have a negative visual impact, being visible for miles around from across the River Dart. It would also contribute much pollution in terms of traffic density, noise and artificial light which would significantly degrade the area, as well as having a damaging impact on the nationally endangered animals for which the area supplies foraging habitat. In addition the development would consume precious, fertile agricultural land which it is going to become increasingly important to preserve. Indeed it is this loss of agricultural land that is referred to in the inspectors report from the original White Rock business plan rejection back in the mid 1990's. This is high grade, quality agricultural land and should remain so, adding to our nations ability to feed its own, rapidly increasing population.

A significant aspect of this destructive environmental impact is the associated increase in traffic on already overloaded roads. Despite recent road extensions the peninsula narrows from this point to a single main service road which cannot practically be changed and certainly not without unacceptable environmental damage. Indeed only this week there was traffic chaos around Windy Corner as the result of a minor accident. Roads were gridlocked and the rural lanes around Galmpton became dangerous rat runs.

The general topography of the area is quite unsuited to a development of this kind with the large increase in population and consequent pressure on necessarily limited service facilities. We do not resist the idea of development and housing provision for those most in need, but this site could scarcely be a more insensitive and impractical choice environmentally, aesthetically, and in terms of road and service infrastructure. There are issues with runoff into the Dart estuary as well as the loss of important and rapidly dwindling wildlife habitats.

I had imagined that Torbay's council would be committed to protecting the distinctive natural assets and character of the area that it serves on our behalf, and sincerely hope that you will not betray this protective responsibility.

Best Regards,
Andrew Loader

829682
WR43

Pickhaver, David

From: Rainbow-Leaf Lovejoy [REDACTED]
Sent: 23 March 2015 08:50
To: Planning, Strategic
Subject: Response to public consultation on post-hearing modifications proposed for Torbay Local Plan
Attachments: 19.03.15 Response to public consultation Torbay Local plan proposed mods.pdf; Submission draft V1 spare copy complete v1.pdf; Descriptions of Yalberton Stream Valley Watercourse Catchment by numbered site, first corrected version.pdf; White Rock S of S Decision 29_10_97.pdf; 2015-01-21 PH5-Email Torbay Council to Inspector (re Duty to cooperate).pdf

Dear Strategic Planners,

Please find attached my response to public consultation on proposed modifications Torbay Local Plan, and supporting documents.

Thank you.

Leaf Lovejoy

Lovejoy 829682

From: Tree House, Hillfield, Stoke Gabriel, Totnes, Devon TQ9 6SH

To: Strategic Planning, Tobay Town Hall, Torquay, Devon.

Date: 22 March 2015

Re: Proposed Main and Additional Modifications to Torbay Local Plan, public consultation

Dear Strategic Planners,

This document represents my response to the public consultation on the various modifications proposed to Torbay Local Plan (TLP), made during and subsequent to EiP public hearings in November 2014. In brief, this response fully endorses all responses by Paignton Neighbourhood Forum (PNF) to TLP and to the present public consultation on the main and additional modifications proposed during and since the hearings in public, especially including the most recent letter from PNF and the appendices to that letter.

It concurs with arguments made in PNF's letter that TLP is not presently sound, insofar as the numbers of new dwellings and proposed locations for development and growth do not adequately and appropriately reflect existing environmental, economic and social conditions and constraints, especially including the substantive infrastructural conditions and constraints, but that TLP is able to be made sound, by revising proposed housing numbers to conform with current ONS /DCLG projections, by reconsidering sites and locations for proposed housing development and employment growth areas accordingly, by recognising that the 'duty to cooperate' entails respecting rather than subverting neighbourhood planning processes, and working with rather than bypassing or overriding local communities' local knowledge and decisions. Without these changes TLP proposals will be unsustainable in NPPF terms, and so will remain unsound.

It also raises inadequate sustainability appraisal of environmental impacts from the 'proposed additional site' on 'land south of White Rock', on the adjoining district South Hams, and on the River Dart estuary, impacts both generally on the landscapes themselves, and on the views from, across and within these designated AONB and AGLV environments, and specifically affecting the South Devon Bat SAC and Greater Horseshoe Bat flyways and sustenance zones, and, through urban creep and increased surface water runoff, increasing already occurring flooding of land, roads and dwellings along Yalberton Stream Valley catchment basin and Galampton Watercourse (now EA-classified as main rivers), that particularly impact the village and environs of Stoke Gabriel (cf 'Summary of Sustainability Appraisal of Proposed Additional Sites with Potential for Development to be included as proposed main modifications to the Local Plan'). The present proposal for this site is as unnecessary and unwarranted as that made in 1997, when a development proposal for this location was refused by the Secretary of State on the grounds that any economic benefits were outweighed by many environmental harms (cf attached copy of decision).

Also raised with concern are potential implications for villages in neighbouring districts of the proposed additional text for the 'Duty to Cooperate Statement', in which adjoining district councils have apparently agreed to establish and run a cross-boundary group 'the South Devon Delivery Review Panel, comprising representatives from the three Councils, infrastructure providers, environmental bodies, businesses[?] representatives and homebuilders, to inform future reviews of the relevant local plan documents', in joint monitoring and review arrangements for further sub-regional housing need assessments, including 'jointly put[ting] mechanisms in place to ensure that, if housing land availability is falling behind market delivery and housing need requirements [...], then further sites will be brought forward to meet housing need requirements through the Local Plan process' (cf proposed additional text for Duty of Cooperation p 2). Where and how further sites might be found to be brought forward is unclear, given site shortfalls and contestation over allocation criteria for housing or employment, development density, infrastructure, etc.

In relation to the proposal for district councils to cooperate in meeting [market delivery and] housing need requirements (however assessed against whatever agreed criteria), reasons for establishing coordinated cross-boundary working include 'in exceptional circumstances, if additional land is required to meet

evidenced housing need, land will be carefully assessed on a cross-boundary basis against appropriate criteria in relevant planning documents', and (in other documents) ensuring that if neighbourhood plans do not identify sufficient sites for local plan requirements, local plan processes are able to allocate them.' Likely effects on community engagement in neighbourhood planning, and by extension the government's localism agenda, if cross-boundary panels are allowed to bring forward further sites that may have been designated for specified other purposes by local communities in Neighbourhood Plans, are not clarified.

As noted in PNF's letter, existing within-boundary panels, notably the Local Plan/Neighbourhood Plan Reference Group, which are appropriate forums for initial address of such issues, have not recently met. Neighbourhood Plans gain substantive weighting as material considerations throughout the consultative process, and once adopted have formal statutory weight equal to that of Local Plans, as intended by and implementing the Government's Localism agenda, thus it is of concern that Torbay and adjoining districts might seem to be promoting extra-boundary representation panels over intra-boundary reference groups, when Neighbourhood Plans represent the local communities' interest and involvement in their own areas. The crucial issue is requirement that councils and consultants be made accountable to local communities.

Objective assessment of an area's needs, and appropriate address of conflicts among those claiming the capacity or capability, or the right or responsibility, for the most objective assessment of an area's needs, are main problems in planning, regarding relative weight of opinions of local people and communities, accountable local councils and/as/or planning authorities, developers, and experts on environmental, ecological and infrastructural issues, including statutory consultees. NPPF 14 notes a 'golden thread' running through plan-making and decision-taking, a 'presumption in favour of sustainable development', that plans and decisions should meet the objectively assessed needs of their area, in regard to the [NPPF] framework taken as a whole, or to specific policies within it, and core planning principles in paragraph 17 state that plans (and so also plan modifications) should empower local people to shape their surroundings.

The NPPF restates the UN definition of sustainable development, notes its three dimensions, gives five guiding principles of UK sustainable development strategy, makes a presumption in favour of sustainable development, and lists twelve core land-use planning principles. The Local Plan must be in accord with the principles of sustainable development as set out in the NPPF, notably paragraphs 1, 2, 7, 8, 9, and 10, which focus on local people and their accountable councils producing plans that reflect the needs and priorities of their communities. If councils and communities differ about proposals and disagree over priorities, the NPPF states that plans should empower local people to shape their surroundings, with joint working and cooperation to address larger than local issues. Neighbourhood planning processes are the means by which priorities of local people and communities are collected and collated for presentation to their accountable councils, then take their place among local plan documents with equal statutory weight.

Thus it is of concern that the expressed priorities of local people and communities in adjoining districts regarding location and sites for proposed development for housing and employment may be subordinated to a potentially unaccountable cross-boundary panel informing and influencing sub-regional bodies, with no indication of how accountability will be ensured beyond stipulated 'assessment against agreed criteria'.

Specific resolution is required of the above issues, as well as those raised by PNF's submissions, in regard to proposed modifications to proposed development locations and duty to cooperate in Torbay Local Plan.

Yours faithfully,

Leaf Lovejoy

Attachments

1997 decision on land south of White Rock

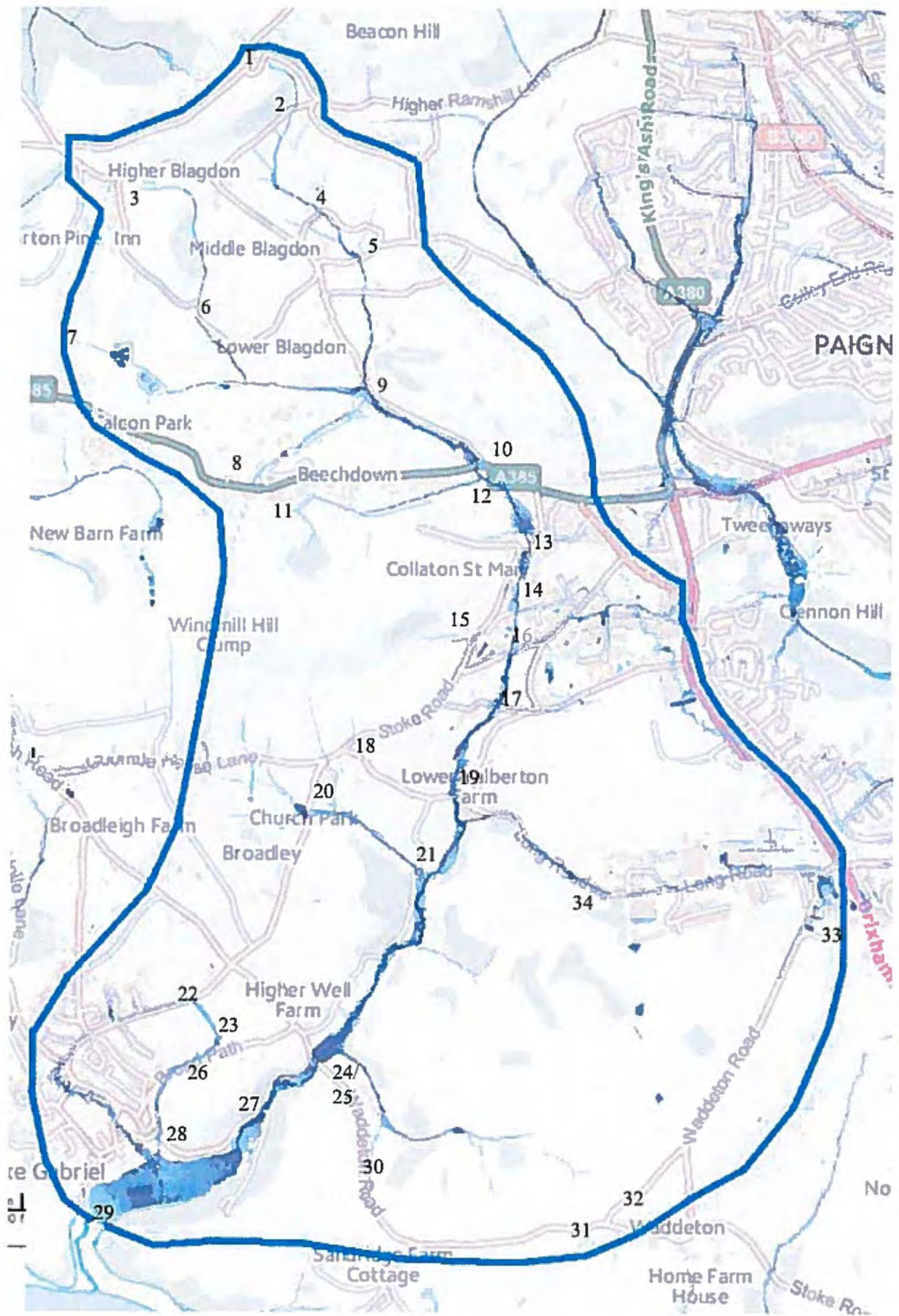
Map of Yalberton Stream Valley catchment and list of existing flood-prone locations (sent to PI 11.2014)

Copy of email from Torbay planners to PI proposing additional text for 'duty to cooperate'

Descriptions of Yalberton Stream Valley Watercourse Catchment by numbered site

General description: Yalberton Stream catchment extends from the Marldon-Totnes Road in the north to Stoke Gabriel Mill Pool dam and the River Dart in the south. Its western boundary extends southwest to Barton Pines, taking in Blagdon Barton Farm, the A385 Totnes Road westwards to Falcon Park, the east face of Windmill Hill, and Stoke Gabriel east of Aish Road. Its eastern boundary runs southeastwards, taking in Clennon Croft Farm, Collaton St Mary, Borough Road, Yalberton Industrial Estate, the A380 Brixham Road to beyond Long Road, Waddeton Road, and Stoke Gabriel south and east to the Mill Pool.

1. North-eastern source by Marldon-Totnes Road/Old Widdicome Lane, Beacon Hill south-west flank.
2. North-eastern stream crosses across (over and under) Butts Hill.
3. North-western source (spring), West Lane of Blagdon Road, Higher Blagdon.
4. North-eastern stream crosses across (over and under) Bell Lane.
5. North-eastern stream crosses above and below Middle Blagdon Lane.
6. North-western stream runs in several streams along and across (over and under) West Lane, eroding and undermining road (Torbay Highway Safety barrier at eroded/undermined road edge).
7. West-by-north source on Town Parks Farm north of A385 flowing east.
8. West-by-south source on northern flank of Windmill Hill south of A385 flowing north-east
9. Canalised and culverted confluence of streams identified above on Blagdon Road.
10. Yalberton Stream canalised along Blagdon Road (with school entrance over bridge) then under A385.
11. South-by-west source on north-east flank of Windmill Hill, flowing north-west, south-east, north-east.
12. Canalised and culverted confluence of St Mary's Park stream (cfl 1) south of A385 northwest of Collaton Sponge (watermeadow).
13. Exit of Yalberton Stream from Collaton Sponge culverted under Stoke Road adjacent St Mary's Park.
14. Yalberton Stream culverted under Aspen Way, Yalberton Industrial Estate.
15. Flooding at Stoke Road adjacent Brook Cottage Yalberton Stream west bank.
16. Yalberton Stream culverted under and floods over Tor Park Road.
17. Yalberton Stream canalised and culverted under and floods over Yalberton Road.
18. Flooding of western end of Long Road at junction with Stoke Road from Windmill Hill runoff.
19. Long Road crosses Yalberton Stream by stone bridge by former ford; bridge/road floods in spate.
20. Flooding of Stoke/Paignton Road alongside Whitehills Country Park, from Windmill Hill runoff.
21. Flooding of Whitehill Lane from Windmill Hill/Stoke Road runoff through Whitehills Country Park.
22. Flooding of Stoke/Paignton Road north-west of 'The Narrows' from Windmill Hill and other runoff.
23. Flooding of Broadpath from Windmill Hill and other runoff at Narrows traversing interstitial fields.
24. Waddeton Road crosses Yalberton Stream at Pords Bridge; bridge, road and land floods in spate.
25. Flooding along Waddeton Road from Windmill Hill, Whitehills Lane, and Broadpath.
26. Flooding and surface damage of Broadpath/Lower Broadpath by Windmill Hill/Narrows floodstream.
27. Flooding at Byter Mill/South Downs entrance, with erosion of culverts and Mill Pool banks.
28. Flooding at Lower Broadpath/Byter Mill Lane junction 'Triangle' from Broadpath floodstream (cf26).
29. Undermining and erosion of Mill Pool Dam from silting up, overtopping, and more pressure on sluice.
30. Flooding of Waddeton Road from runoff from Byter Downe to the south of Waddeton Road.
31. Flooding of Waddeton Road at Waddeton Pool and Cottages (springs to south).
32. Flooding of Waddeton Road opposite entrance to farm grain storage and drying facility.
33. Waddeton Road/Brixham Road flood alleviation for Brixham Road development (attenuation tanks).
34. Long Road flood alleviation for Long Road/Brixham Road development drainage (balancing ponds).



From: Turner, Steve
Sent: 21 January 2015 16:12
To: 'Carnaby, Stephen'
Cc: 'Liddington, Stuart'; Young, Robert; Steward, Pat
Subject: Torbay Local Plan Examination - Duty to Cooperate: updated text for Mr. Keith Holland, Examination Inspector

Dear Steve,

Following the close of the Torbay Local Plan Hearing Sessions in November 2014, the Examination Inspector asked the Council to provide him with a range of additional information. This was submitted to Keith Holland as a series of Appendices attached to my email dated 11 December 2014.

Appendix 5.1 included proposed new text for insertion in the Council's Submission Document SD15 'Duty to Cooperate Statement'. This text was prefaced with a note that, at that time, the Council was awaiting formal confirmation from the two adjoining local planning authorities, namely South Hams and Teignbridge District Councils, that the suggested amended text was acceptable to these parties.

This additional text has now been agreed in principle by both authorities at senior officer level. Accordingly, this new section represents a jointly agreed position that is now formally resubmitted to the Inspector for his consideration.

I would therefore be grateful if you could forward this email to the Examination Inspector.

Kind regards,

Steve.

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: [REDACTED]
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www.torbay.gov.uk/strategicplanning

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FOR THE ATTENTION OF MR.KEITH HOLLAND, TORBAY LOCAL PLAN EXAMINATION INSPECTOR

The following new text (shown in red), which has the joint agreement of senior officers of Torbay Council, South Hams District Council and Teignbridge District Council (at 21 December 2015), is to be inserted on Page 24 of Submission Document SD15:

*Position agreed

Torbay and Teignbridge Councils have agreed to a coordinated and positive review of the Councils' Local Plans every five years taking account of joint monitoring, also involving South Hams District Council as the other planning authority which adjoins Torbay. This review will consider the need for and location of further development on a sub-regional basis taking account of jointly prepared and consistent evidence, in order to inform future reviews of the three Local Plans. This is reflected in Teignbridge District Council's Duty to Cooperate Statement.

Notwithstanding the fact that Local Plans within the three Councils (Torbay, Teignbridge and South Hams) have been and continue to be produced on different time scales, the three Councils have agreed that the principles identified in the preceding paragraph will be reinforced through the following actions:

1. Positive and coordinated cross-boundary working

- The Councils will work together and use consistent data to assess performance against local plan requirements;
- The Councils will initially seek to accommodate additional housing land required within their own planning area to meet their own requirements. In exceptional circumstances, if additional land is required to meet evidenced housing need, land will be carefully assessed on a cross-boundary basis against appropriate criteria in relevant planning documents, having regard to the principles of the development strategies in place in each local authority area. It is recognised that each Council will continue to retain responsibility for the preparation of their own development plan(s).

2. Joint Monitoring

- The Councils will work together to establish and run the South Devon Delivery Review Panel, comprising representatives from the three Councils, infrastructure providers, environmental bodies, businesses representatives and homebuilders, to inform future reviews of the relevant local plan documents;
- The South Devon Delivery Review Panel will meet at least annually, timed to coordinate with the Councils' Authority Monitoring Report requirements, to review delivery of jobs, homes and infrastructure (including green infrastructure) in the South Devon area;
- The South Devon Delivery Review Panel will utilise consistent data (as used by all three Councils) to assess delivery;
- The South Devon Delivery Review Panel will complement the activities of the Exeter and East Devon Growth Point team and the Teignbridge Infrastructure Board and provide a useful conduit for informing and influencing the Heart of the South West LEP;
- The South Devon Delivery Review Panel will review the delivery of local plans and will provide advice accordingly to the three Councils on the need for and locations of further development.

3. Analysis of need for and location of further development

- The three Councils will, jointly, put mechanisms in place to ensure that, if housing land availability is falling behind market delivery and housing need requirements (when assessed

against agreed criteria) then further sites will be brought forward to meet housing need requirements through the local plan process.

- These mechanisms could involve, for example, the joint consideration of additional potential development sites during preparation and review of local plans. This would involve the careful selection of those sites to come forward for development using consistent methodology and information, to ensure that housing need is met in the right locations, at the right time and with the right outcomes, subject to the agreement of individual local planning authorities.

It is agreed that South Hams and Torbay comprise separate housing market areas

TORBAY COUNCIL - 21 JANUARY 2015

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TORBAY COUNCIL - 21 JANUARY 2015

TORBAY COUNCIL PLANNING	
REC'D	23 MAR 2015
TO	

899/450

WR44

43, Old Road,
Galmpton,
Nr Briseton
S. Devon.

TOP ONE

16.03.2015

Dear Sir,

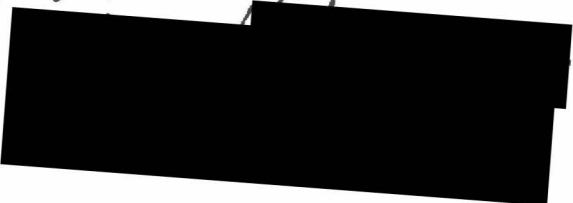
So we've already have an ugly development on the ring road and now it's being proposed to extend it so that it surrounds Galmpton. Can you stop and think about the beauty of the area for a start.

It will have a negative impact on tourism which relies on so heavily.

The roads are already congested and Galmpton is already used as a 'hot' area. It will also make Galmpton vulnerable to flooding; we already have pockets where it floods in the centre.

Well, it makes money for building contractors and other interested parties, so why worry!

Yours sincerely,


(Mr)

Torbay Council,
Spatial Planning,
Electric House,
Castle Circus,
Torbay TQ1 3DR

14.3.15

899456

TORBAY COUNCIL PLANNING	
REC'D	18 MAR 2015
TO	

WR45

Dear Sir/Madam,

re: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

I wish to register my objection to the above planning proposal as I am greatly concerned that more and more of our beautiful area of AONB is being eroded for housing etc. If this is allowed to continue we will quickly become an urban sprawl connecting Galmpton with both Paignton and Brixham, and we will lose the identity of the village community of which we are all so proud. We strive to keep our unique identity which is not only vastly important to us but also to our endangered wildlife and bird species. Once this is obliterated then it is lost for ever. We have already seen this happen with many species of wildflowers which have sadly declined, many are now extinct. Is this what we want for our children, an urban sterile sprawl with just a memory of what is currently a beautiful, green area in which we chose to live along with our endangered wildlife? Please don't destroy our area of AONB.

Then of course there are other setbacks to this proposal, i.e. we rely so much on tourism to our beautiful areas attracting much needed money to our coffers, but once this has become another concrete jungle what will there be to entice tourists to come to enjoy our area? Nothing. Even John Prescott at a previous public inquiry described us as a pristine riverine landscape, so please, let's keep it that way.

There is also insufficient service infrastructure to support this development and, because of the village's hilly aspect there is a particular vulnerability to flooding etc.

... 2
of course it would also have a disastrous impact on our already overloaded roads in our area. People who regularly use these roads already suffer traffic gridlock without adding to this congestion. I could say much more on this subject but I'm sure all of you are well aware of the hazards and pitfalls of adding to this congestion, having suffered setbacks in this area during your travels.

I therefore plead with you to reconsider your proposal re this development scheme and let GAMPION remain the unique and much loved village it has been for many, many years.

Yours faithfully,

 (Mrs)

37, Langdon Fields, Gampion, T05 0PH

899457
WR46

Pickhaver, David

From: Karen [REDACTED]
Sent: 06 March 2015 12:47
To: Planning, Strategic
Subject: REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

Dear Sir/Madam

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification

as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galampton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards

Karen Marshall
36 Garlic Rea
Brixham
TQ5 9UB

Sent from my iPad

[Type text]

500150
WR47

From:
Mrs Joan H. Mazumdar
'Craven Tor'
24 Langdon Fields
Galmpton
TQ5 0PJ.

23rd March 2015.

The Officer in charge,
Spatial Planning,
Electric House,
Castle Circus
Torquay
TQ1 3DR.

Dear Sir/Madam,

Reference:

Proposed modification (MM3) of an area South of White Rock
(Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Before laying down my objection I feel I must set out recent history for officials newly engaged in the Local Plan. Purely from a background position.

The area proposed - to the housing at Galmpton (Langdon Fields) - is part of the beautiful Dart Riverine Valley. As a committee member involved with the White Rock development an Inquiry inspector visited my home with Torbay council officers and others. The view from my property across the Dart Riverine Valley they found revealing and delightful. So much so that the Torbay lady environmental officer at the time, was enchanted. The next day I was asked by Torbay Council's barrister to point out on a wall map exactly where I lived! Due to this The White Rock development - which was approved of by me - was restricted by the Inspector.. No building should intrude by height into the adjoining fields. The development falls down to the Ring Road and is confined by the ridge of land behind.

The properties in Langdon Fields have covenants on them laid down in the past - 1980's - purely to protect the views from the South Hams side of the river. Nothing should be apparent on the skyline! I was standing with an Inquiry Inspector and a developer years ago looking over a farm gate on the Stoke Gabriel road and explained this. The developer laughed, but not the Inspector who took note.

To come now to the Proposal and the reasons for my objection. I say this with some reluctance as I realise the importance of housing. However from the recent past when the draft local plan was being considered there appeared to be sufficient land allotted within the different schemes published in booklet form by Torbay Council to protect not only the Dart Riverine Valley but other areas too of significance.

[Type text]

Housing figures for Torbay Local Plans had run on the basis of 500 houses a year – 10,000 over 20 years - during the decades I have lived here. That was sustainable. I question that now. Land is finite in this area very largely due to the boundary with South Hams, the river and the sea. I noted that the Inspector at the Inquiry has queried the viability of Torbay Council figures of 10,000.

The Proposal of the modification MM3 is in my opinion much too invasive and detrimental. Its impact would have an effect not just for the future 20 years, but further into the future.

- (1) It takes no account of the present classification of the land. Done for a purpose, to protect its beauty: including flora and fauna..
- (2) Prime agricultural land will be lost.
- (3) Traffic.

(1a) The Dart Riverine Valley has been jealously guarded by Torbay Council and South Hams Council. The importance of its beauty had never been compromised. Public Inquiry Inspectors had maintained its protection. The river brings with it many tourists from its mouth to Totnes each year. Not for nothing is it called one of the most beautiful rivers to be found anywhere. Its beauty lies not in buildings because they are rare but in its open fields and copses on both sides. Some years ago the Herald Express published a most beautiful coloured wide-angled picture from the S.Hams side of the river of the Riverine Valley up to the Nortel Site. Breathtaking.

(2a) All the fields as far as the eye can see from my home are used for agricultural purposes. With climate change – we can see it happening in our gardens – land use for growing food is recognised even now as of prime importance to be preserved for the future. We shall need to be self-sufficient as far as we can. Presently, not only do farmers need to make a living from growth here but to sell produce in Europe and even as far as China which is already taking place.

(2b) As well as protection for food, combining as it does agriculture, cattle, sheep and so on, is the set aside land adjoining hedges for the protection of birds, flora and fauna . Rare bats, new scientific evidence has proved recently, will not fly over lit up areas: we have bats following routes over the fields and hedges. Owls are heard at night from my home. Inroads into farming land will reduce their capacity to find their food. They are carnivores. Cirl buntings are natural to this area and highly protected, they feed here. How many hedges would be lost, gone for ever with a growth area and all that is involved. Urban garden hedges cannot be compared with field hedges.

(3) Already the road from Windy Corner has brought some complaints about the numbers of traffic lights already in situ. The two carriageways of traffic will not alleviate the holdups when one considers the amount of traffic which will be coming from the developments.

Already two housing sties are being built, the White Rock properties are to come, the Nortel site is proposed for much more housing and retail outlets. All adding to the businesses and college traffic. The volume of traffic joining the road will mean timing of the traffic lights will produce longer waiting periods. And all this added to the daily current road traffic from the Brixham peninsula which includes river traffic and Kingswear. Just this traffic causes queues

[Type text]

at traffic lights at busy times, out of season – when the holiday season starts it becomes a nightmare.

It should not escape notice that the whole point of the by-pass is to bring much more traffic into Torbay to encourage business and in particular tourists. Tourists are encouraged to drive to the peninsular, good for Brixham, and with the National Trust properties good for Torbay; and further on to the river and its crossings. As they do so they can see the landscape across the river as well as the fields here on this side of the valley before reaching Windy Corner. A taster of the area and the landscape to follow.

Finally, 'localism' should be given its rightful place under Government policy. Green space is vital to prevent urban sprawl – villages should retain their identities. For this reason too apart from that mentioned under (2) the fields should remain intact.

Yours faithfully,

Joan Mazumdar

Pickhaver, David

From: Patrick and Clare [REDACTED]
Sent: 08 March 2015 12:25
To: Planning, Strategic
Subject: Objection to Proposed Modification

Dear Sir or Madam

We are writing to object to the **Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan.**

In the Neighbourhood Plan which, in line with the Government policy of localism, residents were invited to express their wishes. Residents specified that the area South of White Rock be reserved for its open landscape aspect and green buffer against urban sprawl.

Building on this area would

- have an adverse visual and environmental impact on this and nearby Area of Outstanding Natural Beauty
- reduce valuable wildlife habitat and negatively impact on endangered bat and bird species such as Cirl Bunting
- have a negative impact on tourism due to the degrading of natural amenities
- have an adverse effect on traffic impact on the already congested road infrastructure

We request you withdraw this proposal immediately.

Clare and Patrick McMahon
Galmpton

899948
WR49

12 Churston Close,
Galmpton,
Brixham

14th March, 2015

Spatial Planning,
Electric House,
Castle Circus,
Torquay

Proposed Modification (MM3) of an area south of White Rock

Dear Sirs,

We would like to strongly object to the re-designation of the fields overlooking Galmpton village from its classification as a countryside zone of high landscape value to a Future Growth Area. The Government's policy of localism should apply in this case as it would have a catastrophic impact on the village and most certainly does not comply with the wishes of the local people.

In the past, no development has been sanctioned which would impair on the views from the River Dart which is an important tourist mecca and invaluable for the area.

There would need to be massive infrastructure construction to make this area viable, all of which would be disastrous for wildlife such as bat and bird species, I.e. curlew and would remove much high grade agricultural land.

Yours faithfully,



TORBAY COUNCIL PLANNING	
REC'D	18 MAR 2015
TO	

899949
WR50

Pickhaver, David

From: Stuart Miller [REDACTED]
Sent: 15 March 2015 16:19
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Hello

As a resident of Galmpton I would like to strongly oppose this proposed modification.

I'd like to quote from part of the concluding judgment of the Secretary of State on the Planning Inquiry into a similarly large scale proposal for the same area in 1997 (0117-9001906):

"12. 'In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development."

I don't see any difference in the judgement made in 1997 and now!

John Prescott goes on to give other persuasive reasons for objecting to the proposal such as the 'peripheral location' of the site with its inevitable demand for a weight of traffic which the infrastructure cannot not sustain and the topography not accommodate.

He remarks on the projected development conflicting with the objectives of sustainable development. Such objections are no less true and relevant today.

Yours sincerely

Stuart Miller
44, Greenway Road
Galmpton
Brixham
Devon
TQ5 0LZ

--

Stuart
[My web site](#)
[Galmpton's weather](#)

7 Manor Court
Kiln road
Galmpton
Brixham
T5 0EH

By email : strategic.planning@torbay.gov.uk
Torbay Council
Spatial Planning
Electric House
Castle Circus
Torquay
TQ1 3DR

18th March 2015

Dear Sirs,

Ref: Proposed modification (MM3) of an area South of White Rock) Policy SS2 Growth Area, Brixham Strategy Delivery Area, Torbay Local Plan).

I am greatly concerned by the recent notification of the re-designation of the fields overlooking Galmpton village as a Future Growth Area. We need to keep the designated countryside areas as just that. A buffer zone needs to be retained around villages, and this area is the buffer zone between Galmpton, the Area of Outstanding Natural Beauty (AONB) and White Rock, and should not be changed to a New Future Growth Area.

Galmpton has a unique history and still retains its village qualities, with many societies and group enjoying the facilities of the Village Hall and Barn Hall, in addition to the Galleon Stores and Post Office, Butcher and Hair salon. It is a village where many people walk to the shops, village events and to enjoy the surrounding countryside, which has been protected, by the green areas surrounding it. These green areas extend from Warborough Common to the Greenway Estate and agricultural land between the village and White Rock. They are special places. We are in the Area of Outstanding Beauty (AONB) and any development so close to the boundary will be visible. The countryside must be kept for future generations.

The view of the landscape from the River Dart whilst travelling on the river from Totnes to Dartmouth has been preserved as one of the most scenic river routes in the country and should remain so without the landscape being built on. People travel from all over the country and the world for their holidays to experience this wonderful scenic area. The tourist industry is important to this area for income. Please, please do not spoil it for everyone in Torbay, us, South Hams and all the visitors. We must retain these rural idylls without joining together every village to the nearest town. We need to keep our Devon villages.

On more practical issues, in Galmpton many of us live at the bottom of the village. Last year in 2014 there were heavy rainstorms, which caused flooding.

We noticed that the Brixham Road was flooded and the water made its way down the hill near Barnacle Cottage in Stoke Gabriel Road (which was flooded) and then down through the fields towards the Creek. Also the far garage area of Manor Court was flooded on more than one occasion and the gravel swept down Kiln Road towards the drain system near the MDL premises at the Creek. The gravel was replaced and the same happened again. If more fields were to be covered in tarmac and built on up above the village the drainage system would be under further threat. Any development near to Galmpton from White Rock is also going to cause light pollution.

It would be of great concern to us that additional development at White Rock towards Galmpton would put further pressure on Councils in the future to continue with the encroachment of the land designated as countryside to be built on once it has already been done. It must not be allowed to happen.

Galmpton is situated on a key point on the Brixham/Kingswear Peninsula. It is the narrowest point, which enables people to walk from the sea at Broadsands to the Creek in Galmpton for very special views. These views would be spoilt forever. Only last weekend the Galmpton Village Trail was launched in partnership with AONB South Hams, Galmpton History Group and supported by the Manor Inn and Galleon Stores. It is special.

Agricultural land needs to be preserved for future generations of people to use and enjoy, as well as for the wildlife. Why would anyone choose to build on Agricultural Grade 1, 2 & 3 land (rated Excellent, very good and good). It does not make sense. The buzzards, owls, curlew buntings and all the other wonderful birds would be displaced. Consideration for the bats has to be taken into account too.

Building from White Rock to Galmpton would have a negative impact on the village with regards to traffic, which at times in the summer has jams when used as a route to avoid the congestion on the Brixham to Torquay Road. Indeed we already have the most ridiculous number of sets of traffic lights from Windy Corner to Maldon roundabout since the building of the properties between White Rock and Tweenway.

In addition to the above, there is not the service structure in place to support the development either.

I do hope that you will listen to the voices of concern regarding your plans to build on the fields between White Rock, Paignton and Galmpton.

Yours sincerely,



Susan E Miller

Pickhaver, David

From: Susan Miller [REDACTED]
Sent: 19 March 2015 18:30
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock
Attachments: Torbay Council MM3 Sue Miller.pdf; ATT00001.htm

Please find my letter attached regarding the: **Proposed modification (MM3) of an area South of White Rock (Policy SS@ Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)**

Regards,

Sue Miller

TORBAY COUNCIL PLANNING	
DATE	16 MAR 2015

41, Rongdon Pde
Balmpton
BRUXHAR
TOPS OP
12.3.20

899952

WR52

Dear Sir or Madam,

I am writing with refer to the proposal - Proposed modification (m23) of an area South of White Rock. (Policy SS2 Growth area Brixham Strategic Delivery Area Torbay Plan.

I am extremely concerned about this further plans for development. This is not what local people want we are a village if this comes there will be no green spaces left and then it will be too late. For our own security we all need op

spaces to wander² through and
sit and admire and gaze.
When I look at the country
it relieves all my stress and
it makes me happy and glad
to be alive. I am so lucky to
live in this beautiful area,
a local girl born in Brad
I have seen lots of changes
always for the better. Visitors
come to Devon to enjoy the
tranquility and our beautiful green
fields! If all this further develop-
ment carries on, we will be living in
a concrete jungle.

Our roads cannot sustain the
volume of traffic now, I have
suffered endless traffic jams in the
area, people get frustrated and get

3

around is no longer a pleasure.

Furthermore how are the hospital
Doctors supposed to cope with even
more people living here. Our
N.H.S is over worked now and
there's proof of that in the news
I am a retired nurse and I
know personally the pressure on
Doctors and all staff who work
the caring profession. It will
have a negative impact on all
wild life including our endangered
species of bats and the Crested Buzzard.
We owe it to further generations
do all we can to protect our wild
life. I do hope you will take heed
of what most local people feel
want - We want to preserve our wonderful
area and realise how lucky we are to
be here. Yours sincerely,

Pickhaver, David

From: Steve Munns [REDACTED]
Sent: 17 March 2015 22:01
To: Planning, Strategic
Subject: Letter Of Objection

To:

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

Sent by email: 17th March 2015 to strategic.planning@torbay.gov.uk

Reference:

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Dear Sir or Madam,

I am writing to express my objection to the above referenced proposal on the following grounds;

1. The proposal contradicts Government localism policy since it ignores the wishes of local people and the draft Neighbourhood Plan that seeks to protect the area south of White Rock as an important green space for wildlife and agricultural land.
2. The development is inappropriate in scale having an adverse visual impact on the River Dart landscape thereby degrading our primary economic asset to the detriment of tourism and in conflict with landscape protection policies. This is backed up by the findings of a previous Planning Inquiry for the same area in 1997 (0117-9001906).
3. The existing transport infrastructure will be unable to support the additional traffic burdens associated with the proposal and the narrow peninsula topography will not accommodate the road enhancements required for a sustainable development.

Yours faithfully

Mr S Munns
Greenway Road
Galmpton

[REDACTED]

Pickhaver, David

From: Martin Murray [REDACTED]
Sent: 12 March 2015 20:20
To: Planning, Strategic
Subject: South of white rock area proposed building -OBJECTION

REF: Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I am a resident of Galmpton and I totally object to the above area being designated for housing development on the following basis:

- The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula. There is already an increase in traffic due to the current new housing on the original White Rock plan area.

- There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average.

Regards

Martin Murray

TQ50PJ

Plot 5, 18 Stoke Gabriel Rd,
Galmpton
TQ5 0NQ.

March 18, 2015

Spatial Planning
Electric House
Castle Circus
Torquay TQ1 3DR

899960
WR55

REF: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

To Whom it May Concern,

I believe that the concluding judgment of the Secretary of State on the Planning Inquiry into a similarly large scale proposal for the same area in 1997 (0117-9001906) was correct at that time and is correct now. I quote "In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development."

I firmly object to the proposed redesignation of the area south of White Rock from a countryside zone of high landscape value to a Future Growth Area. This proposal goes against the wishes of the local residents who put a lot of thought into developing Village and Neighborhood plans and seems to fly in the face of the 'localism' policy of the Government. This proposed redesignation also makes a mockery of protective environmental designations.

In addition, the area in question is an important green buffer zone for the villages of Galmpton and Churston from the urban sprawl of Torbay more generally. The proposed area is an important "flyway" for bats and birds and other important aspects of nature and the natural environment. Any development in this area will be seen from miles around, and will likely have a negative impact of the rural and scenic nature of the area for which may visitors come and boost the local economy. Any development would remove important agricultural zones; increase traffic and vulnerability to flooding. Such a development would also put an increased pressure on an already stretched supporting infrastructure.

I would ask you NOT to approve this proposed modification.

Sincerely,



TORBAY COUNCIL PLANNING	
REC'D	23 MAR 2015
TO	

899962
WRSb

Pickhaver, David

From: Phyllis Norman [REDACTED]
Sent: 14 March 2015 18:59
To: Planning, Strategic
Subject: Re: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Dear Sirs,

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

As a Galmpton resident home owner with a holiday let cottage which brings both international and domestic tourists to the area, I strongly object because the specified area has been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value.

This makes a mockery of protective environmental designations. Furthermore;

- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.
- The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
- The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases its vulnerability to flooding.
- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
- It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land which it is increasingly necessary to preserve

Yours faithfully,

Phyllis Norman

Pickhaver, David

From: Sheila O'Connor [REDACTED]
Sent: 16 March 2015 08:02
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

To Whom it May Concern,

I believe that the concluding judgment of the Secretary of State (reported in the third person) on the Planning Inquiry into a similarly large scale proposal for the same area in 1997 (0117-9001906) was correct at that time and is correct now.

"12. 'In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development.'"

I firmly object to the proposed redesignation of the area south of White Rock from a countryside zone of high landscape value to a Future Growth Area. This proposal goes against the wishes of the local residents who put a lot of thought into developing village and Neighborhood plans and seems to fly in the face of the 'localism' policy of the Government.

In addition, the area is an important green buffer zone for the villages of Galmpton and Churston from the urban sprawl of Torbay more generally. The proposed area is an important 'flyway' for bats and birds and other important aspects of nature and the natural environment. Any development in this area will be seen from miles around, and will likely have a negative impact of the rural and scenic nature of the area for which may visitors come and boost the local economy.

Any development would remove important agricultural zone, increase traffic and vulnerability to flooding. Such a development would also put an increased pressure on an already stretched supporting infrastructure.

I would ask you NOT to approve this proposed modification.

Sincerely,

Sheila O'Connor

Pickhaver, David

From: [REDACTED]
Sent: 17 March 2015 17:19
To: Planning, Strategic
Subject: I am concerned at the re-designation of the fields surrounding Galmpton village as a

I am concerned at the re-designation of the fields surrounding Galmpton village as a Future Growth Area.

I would wish to object on the following basis -

- The specified area has been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.
- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.
- The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.
- The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.
- It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- The large-scale concreting of the village's hilly context increases its vulnerability to flooding.
- The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.
- It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula.
- There is insufficient service infrastructure to support the development.
- It will reduce valuable wildlife habitat and negatively impact on endangered bat and bird species, such as the Cirl Bunting.
- It removes a large area of high grade agricultural land which it is increasingly necessary to preserve.

Alistair Pascoe
Little Cot
Crownhill crescent
Galmpton
TQ5 0PS

Sent from Windows Mail

899973
WR59

Pickhaver, David

From: Joyce [REDACTED]
Sent: 13 March 2015 17:17
To: Planning, Strategic
Subject: FW: Objection to White Rock Development

Date: Tue, 10 Mar 2015 15:24:40 +0000
Subject: Fwd: Objection to White Rock Development
From: [REDACTED]
To: [REDACTED]

Pass on the following to whoever you feel relevant but edit the document on the end with your own details then send to

strategic.planning@torbay.gov.uk

Remove the instructions above this line

REF: Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period

is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards

[NAME] Joyce Peach

[POSTCODE] TQ5 0PB

899975
NR60

Pickhaver, David

From: Joyce [REDACTED]
Sent: 13 March 2015 17:19
To: Planning, Strategic
Subject: FW: Objection to White Rock Development

Date: Tue, 10 Mar 2015 15:24:40 +0000
Subject: Fwd: Objection to White Rock Development
From: [REDACTED]
To: [REDACTED]

Pass on the following to whoever you feel relevant but edit the document on the end with your own details then send to

strategic.planning@torbay.gov.uk

Remove the instructions above this line

REF: Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

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Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period

is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards

[NAME]M G PEACH

[POSTCODE]TQ5 0PB

Pickhaver, David

From: Peach [REDACTED]
Sent: 12 March 2015 20:01
To: Planning, Strategic
Subject: Proposed Modification (MM3) of an area south of White Rock - objection

REF: Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I am a resident of Galmpton and I totally object to the above area being designated for housing development on the following basis:

- The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.
- The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula. There is already an increase in traffic due to the current new housing on the original White Rock plan area.

- There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average.

Regards

Mrs Rachel Peach-Murray

TQ50PJ

Sent from my iPad

2 SKARDONS GARDENS
STOKE GABRIEL RD,
GALMPTON
TQ5 0NH


899977
WR62

REC'D	16 MAR 2015
TO	
REF -	

PROPOSED MODIFICATION (MM3)
OF AN SOUTH OF WHITE ROCK.
(POLICY SS2 GROWTH AREA, BRIXHAM
STRATEGIC DELIVERY AREA,
TORBAY LOCAL PLAN)

I am writing to protest about
the above modifications proposed
to this area

attached is a list of items
I feel are relevant



- 1 THIS IS A GREEN BUFFER BETWEEN PAIGINTON & GALMPTON
- 2 AREA PRONE TO FLOODING ALREADY AFFECTING PANOR FARM CONVERSIONS
- 3 IT WILL AFFECT A.O.N.B. ESPECIALLY VIEWS FROM RIVER AND SOUTH WANTS
- 4 EVEN MORE TRAFFIC IN SMALL LANES
- 5 PREVIOUSLY DESIGNATED "A COUNTRYSIDE ZONE OF HIGH LANDSCAPE VALUE"
- 6 PUBLIC ENQUIRY SAID IT WAS "A PRISTINE RIVERSIDE LANDSCAPE" BEING BUILT ON WOULD BE AN ADOVERSE VISUAL & ENVIRONMENTAL IMPACT
- 7 HIGH GRADE FARMING LAND

Pickhaver, David

From: Deborah Perret [REDACTED]
Sent: 21 March 2015 16:34
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Hello

I wish to express my extreme concern at the proposal for further development in the White Rock area, extending close to Windy Corner.

The impact of such an extensive development in this situation would be horrendous.

As a tourist economy, how can we hope to attract visitors to our beautiful coast and countryside if we continue to destroy it?

Already locals and visitors alike are despairing at the continued growth of development between Paignton and Brixham. Soon there will be no character left in this area where currently at least the village of Galmpton is a refreshing relatively quiet entity, with the 'green buffer' at White Rock and Churston available for all residents to enjoy.

I am very much in favour of low cost development which is so needed. However there is already a significant development with all amenities at White Rock, and I believe that local residents have also put forward ideas for other smaller sites for development within areas such as in Galmpton where there is already housing and which would not have this terrible impact on the local environment.

As a family we hope to open up part of our house for letting from this summer, but we do wonder at the prospects for this being successful if any visitors arrive in an area that looks no different from the one that they have left at home.

This would be after they had struggled through all the heavy traffic at a bottleneck that would be extremely difficult to significantly improve in any way,

In addition to this, the impact on the views from the Dart that have been preserved so rightly and carefully : this would be a betrayal of all the current planning and preservation agreements.

I do hope that this proposal will be urgently reconsidered.

Kind regards
Deborah Perret

899979

WR64

20 Stoke Gabriel Rd,
Galmpton, Devon TQ5 0NQ
March 17, 2015

Spatial Planning
Electric House
Castle Circus
Torquay TQ1 3DR

REF: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

To Whom it May Concern,

I believe that the concluding judgment of the Secretary of State on the Planning Inquiry into a similarly large scale proposal for the same area in 1997 (0117-9001906) was correct at that time and is correct now. I quote "In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development."

I firmly object to the proposed redesignation of the area south of White Rock from a countryside zone of high landscape value to a Future Growth Area. This proposal goes against the wishes of the local residents who put a lot of thought into developing Village and Neighborhood plans and seems to fly in the face of the 'localism' policy of the Government. This proposed redesignation also makes a mockery of protective environmental designations.

In addition, the area in question is an important green buffer zone for the villages of Galmpton and Churston from the urban sprawl of Torbay more generally. The proposed area is an important "flyway" for bats and birds and other important aspects of nature and the natural environment. Any development in this area will be seen from miles around, and will likely have a negative impact of the rural and scenic nature of the area for which may visitors come and boost the local economy. Any development would remove important agricultural zones; increase traffic and vulnerability to flooding. Such a development would also put an increased pressure on an already stretched supporting infrastructure.

I would ask you NOT to approve this proposed modification.

Sincerely,



Jacqueline Pidgeon

TORBAY COUNCIL PLANNING	
REC'D	19 MAR 2015
TO	

899980
NR65

20A Stoke Gabriel Rd,
Galmpton, Devon TQ5 0NQ
March 17, 2015

Spatial Planning
Electric House
Castle Circus
Torquay TQ1 3DR

REF: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

To Whom it May Concern,

I believe that the concluding judgment of the Secretary of State on the Planning Inquiry into a similarly large scale proposal for the same area in 1997 (0117-9001906) was correct at that time and is correct now. I quote "In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development."

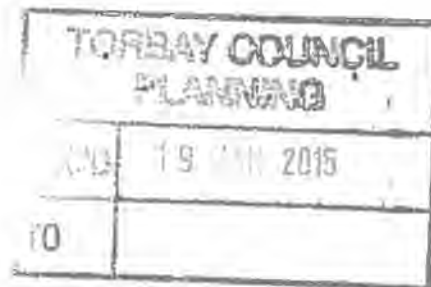
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In addition, the area in question is an important green buffer zone for the villages of Galmpton and Churston from the urban sprawl of Torbay more generally. The proposed area is an important 'flyway' for bats and birds and other important aspects of nature and the natural environment. Any development in this area will be seen from miles around, and will likely have a negative impact of the rural and scenic nature of the area for which may visitors come and boost the local economy. Any development would remove important agricultural zones; increase traffic and vulnerability to flooding. Such a development would also put an increased pressure on an already stretched supporting infrastructure.

I would ask you NOT to approve this proposed modification.

Sincerely,

Mark Pidgeon



899983
WR66

Pickhaver, David

From: ken popham [REDACTED]
Sent: 20 March 2015 17:27
To: Planning, Strategic
Subject: Proposed modification (MM3)

Dear Sirs,

We wish to object in the strongest terms to the Proposed modification (MM3) of an area South of White rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

The specified area has been redesigned a Future Growth Area from its former classification as a countryside zone of High Landscape Value. This makes a mockery of protective environmental designations.

This development will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrow peninsula.

Sincerely
K S Popham.

Pickhaver, David

From: Planning, Strategic
To: Martin Ridge
Subject: RE: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

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

From: Martin Ridge [REDACTED]
Sent: 18 March 2015 19:23
To: Planning, Strategic
Cc: Me
Subject: Fwd: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

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

From: "Ridge Martin (RB)" [REDACTED]
Date: 18 Mar 2015 16:56
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)
To: [REDACTED]
Cc: [REDACTED]

> Please find attached my letter of objection.
>
> Thanks,
>
> Martin
>
> Dr Martin I Ridge
>
> -----
> Communications via the GSi may be automatically logged, monitored and/or recorded for
legal purposes
> -----

899985

41 Stoke Gabriel Road
Galmpton
Brixham
Devon TQ5 0NQ

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

TORBAY COUNCIL PLANNING	
REC'D	19 MAR 2015
TO	

18th March 2015

Dear Sir,

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

I am concerned at the re-designation of the fields surrounding Galmpton village as a Future Growth Area. The specified area has been re-designated a *Future Growth Area* from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. In 1997 (0117-9001906) his Inquiry concluded:

'In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development.'

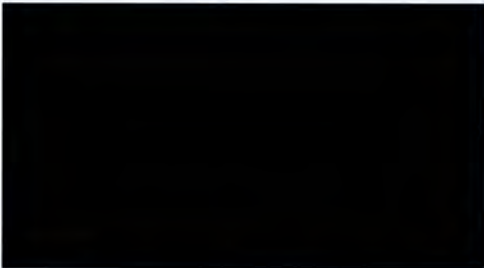
John Prescott goes on to give other persuasive reasons for objecting to the proposal such as the 'peripheral location' of the site with its inevitable demand for a weight of traffic which the infrastructure cannot not sustain and the topography not accommodate. He remarks on the projected development conflicting with the objectives of sustainable development.

Such objections are no less true and relevant today. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity. It removes a large area of high grade agricultural land which it is increasingly necessary to preserve. It will have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset. The development will be visible from the broader River Dart landscape and villages, and have an adverse visual impact on the AONB.

It will have a negative traffic impact on the already congested road infrastructure restricted by the topography of the narrowing peninsula. There is insufficient service infrastructure to support the development.

In short, this is a bad and ill thought out proposal that should be substantially revised to account for the above points.

Yours faithfully,



Dr Martin I Ridge

Cc Sarah Wollaston M.P.
Adrian Saunders M.P.
Galmpton Residents' Association

Pickhaver, David

From: [REDACTED]
Sent: 12 March 2015 18:04
To: Planning, Strategic

To whom it may concern

REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification

as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards
N rogers
Tq3 2sq

We are writing to record our objection to the proposed modification (MM3) of an area south of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

We have lived in Galmpton for over 30 years - it is a lovely village with very attractive surrounding areas. It is well known for its local history as a village and that is the way we wish it to stay. We most certainly do not want to be swallowed up and included in a suburban expansion of Paignton, we wish Galmpton to be a separate entity and continue to be a village.

The development of the area in question would be a complete eyesore, blocking out the beautiful local landscape, and therefore making it an ugly view for the properties opposite the proposed development, thus devaluing their properties.

Apart from the above, this development would obviously affect the roads in the surrounding area and in particular the Windy Corner junction which is, and has been for many years, a nightmare. This is already a very congested and dangerous junction to cross, not only in a vehicle but also on foot. Each day many children cross this junction to make their way to the local Grammar School.

In the Galmpton vicinity there is a valuable wildlife habitat and the proposed development would negatively impact on the endangered bat and bird species, such as Cirl Bunting. It would also involve removing a large area of high grade agricultural land which we should be taking more care to preserve.

Apart from the above, what about the impact on the local schools, doctors and hospital?

Janet and Paul Savin

Pickhaver, David

From: Janet Savin [REDACTED]
Sent: 15 March 2015 10:53
To: Planning, Strategic
Subject: Objection to Proposed Modification (MM3) of an area South of White Rock, Paignton
Attachments: Letter re White Rock Development.docx

Please find attached our letter of objection to the above proposal.

Janet and Paul Savin

THE OLD POST OFFICE, 33 LANGDON LANE, GALMPTON, BRIXHAM,
DEVON TQ5 0PH

899998

WR70

Email: [REDACTED]

Spacial Planning, Torbay Council
Electric House
Castle Circus
Torquay TQ1 3DR

TO: MAY COUNCIL PLANNING	
REC'D	15 MAR 2015
TO	OP

10th March 2015

Dear Sir or Madam

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

We are writing to protest about the threat to the village of Galmpton's green surroundings and the fact that the specified area (above) has been redesignated a Future Growth Area from its former classification as a countryside zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify areas they wish to be reserved for protection or development. Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity and the development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape.

Amongst other detrimental effects that this proposal would have are:

- a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.
- an increase in Galmpton's vulnerability to flooding due to the large-scale concreting of the village's hilly context.
- an adverse visual impact on this area of outstanding natural beauty because the development will be visible from the broader River Dart landscape and villages.
- a considerable increase to the already congested traffic and clogging of the road infrastructure which is restricted by the topography of the narrowing peninsula.
- insufficient service infrastructure to support the proposed development.
- reduction of valuable wildlife habitat and negative impact on endangered bat and bird species, such as the Cirl Bunting.
- removal of a large area of high grade agricultural land which it is increasingly necessary to preserve.

I hope you will re-consider this threat to our green surroundings.

Yours faithfully

[REDACTED]

Diana and John Scotney

900000
WR71

Pickhaver, David

From: Duncan Searle [REDACTED]
Sent: 04 March 2015 15:21
To: Planning, Strategic
Subject: Threat to Galmptons Green Surroundings

To whom it may concern.

I am writing in regard to, the threat to Galmptons Green Surroundings.

The specified area is the last buffer between the village and the quite frankly grotesque urban sprawl of new build estates and supermarkets that have shot up around Roselands and White rock. The reclassification of this area makes a total mockery of protective environmental designations.

I'm aware of the need for new housing particularly affordable housing, however I feel that this area has already been over exploited.

I have lived in Galmpton for the majority of my life. The village has a wonderful friendly community feel. It would be very sad to lose this. Residence purchased property in a country village not on a housing estate.

Regards

Duncan searle

--
Duncan Searle.

Torbay Guitar

[REDACTED]

Pickhaver, David

From: Jeff Searle [REDACTED]
Sent: 22 March 2015 23:48
To: Planning, Strategic
Subject: Proposed Modification (MM3) of an area South of White Rock - Objection

Dear Sir/Madam,

I strongly believe that the proposed modification to the Local Plan regarding the area South of White Rock being designated as a New Future Growth Area will cause serious negative impacts in social, economic and environmental terms and should be withdrawn.

Socially, development in the proposed area is likely to threaten the identity of Galmpton as a village as the remaining green space that separates the village from Whiterock is eroded. This is no small matter. Villages are a cornerstone of the British way of life. They create close, self supporting communities that reduce demands on the state and are prime examples of central government's 'Big Society' drive to empower communities. To lose Galmpton as a village is unacceptable.

Economically, the proposed modification will have an adverse effect on tourism in the area. The narrow area of land is very much the gateway into Brixham, Greenway and the whole Kingswear peninsula. Visitors do not wish to see increasing urbanisation right up to the 'doorstep' of their final holiday destination. They have come to Torbay to get away from that. No one wishes to be enjoying an Area of Outstanding Natural Beauty (AONB), but frightened to look over their shoulder at the new housing development just behind them.

Environmentally, the area South of White Rock provides valuable farm land, an important habitat for endangered species and an important buffer to the adjacent AONB areas such as those bordering the river Dart. Development on the proposed area would be visible from the broader river Dart landscape and have an adverse impact on the AONB. The previous designation of the area as a 'countryside zone of high landscape value' was absolutely correct, it clearly is and should not be changed.

I believe this proposed modification to the plan is unsound and other options must be considered - we are in danger of destroying what everyone wants to protect.

Yours Sincerely

Jeff Searle

5 Langdon Lane
Galmpton
Devon
TQ5 0PQ

Pickhaver, David

From: Joanne Seymour [REDACTED]
Sent: 06 March 2015 10:01
To: Planning, Strategic
Subject: {Spam?} Objection to White Rock Development

REF: Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards
Joanne Seymour
TQ3 1PT

900009

WR74

Pickhaver, David

From: John Seymour [REDACTED]
Sent: 14 March 2015 18:05
To: Planning, Strategic
Subject: Policy SS21 Growth Area

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Dear Sirs.

I object to this proposal & must insist that a green belt be maintained between Galmpton & Paignton. Please make use of existing residential areas by converting derelict buildings or waste land – not green fields...

Regards,
John & Sara Seymour
23 Greenway Park
Galmpton
Brixham
Devon
TQ5 0NA

S.W Sherren,
9 Vale Close,
Galmpton.
Brixham
Devon
TQ5 0LX
Date: 9th March 2015

Dear Sirs,

Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Dear Sirs,

As a member of the Galmpton Residents Association I would like to register my objection to the above modifications to the Torbay Local Plan.

Firstly can I say that the Localisation Bill introduced by the Government some while ago was designed to give local Resident a greater say in what they want or don't want in their local area via the Neighbourhood Planning (NP) process. We have spent the best part of the last 3 years on the NP process whereby Galmpton Residents requested that the so called 'White Rocks Growth Area' be marked for protection as a green space to avoid urban sprawl encroachment and erosion of Galmpton's separate village identity. Your proposed change completely ignores the wishes of the Residents and makes a mockery of the Localism process. In addition the area in question was previously designated as countryside zone of high landscape value and the ad hoc re-designation to a 'Growth Area' also makes a mockery of the protective environmental designations for any future land.

1. The proposed modifications to the Local Plan does not indicate any details of:
 - Additional road infrastructure requirements.
 - Additional service infrastructure for the houses.

2. The proposed modifications do not show any analysis on the possible long term impact on:
 - Traffic congestion on the already constrained & congested Ring Road.
 - Tourism which is the Bay's prime economic asset.
 - The negative visual impact on the broader River Dart landscape, Villages and on the AONB.
 - The negative impact on the wild life habitat e.g, Bats/Cirl Buntings
 - Possible flooding problems in the designated area.

It would seem that the main focus in the process of developing the latest Local Plan is all about Council's having to meet Westminster imposed national housing targets with bonus

Pickhaver, David

From: Emmashiv [REDACTED]
Sent: 12 March 2015 17:37
To: Planning, Strategic
Subject: Ref propose modification (MM3) of areas south of White Rock

REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification

as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards

Emma Shivaanand
TQ3 2QB
Sent from my Sony Xperia™ smartphone

Pickhaver, David

From: Clair Stanley [REDACTED]
Sent: 05 March 2015 16:54
To: Planning, Strategic
Subject: FW: Objection to White Rock Development

REF: Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

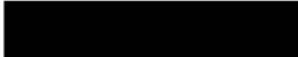
There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards
Clair Stanley
TQ5 OPG

900017
WR78

54 Stoke Gabriel Road,
Galmpton,
Brixham,
TQ5 0NQ



Reference: Proposed modification (MM3) of an area south of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)

Dear Sir/Madam,

I am writing to protest at the redesignation of the fields overlooking Galmpton Village as a Future Growth Area. I feel very strongly that this would impact very unfavourably on this small Devon village and it would cease to be a village and become part of the urbanised sprawl of Torbay. This is not what we want for our countryside. If villagers wanted to live in a town they would have done so. Since the building of large amounts of new homes in Brixham the roads cannot filter the traffic and we are forced to sit in traffic queues and endless streams of vehicles. The current changes to the ring road have built-in bottle necks that will only exacerbate the problem. The building of even more homes with two extra cars per home is short sighted in terms of the possible infrastructure.

Galmpton is in an area of outstanding Natural Beauty – a fact we are proud of and have to be mindful of when seeking planning for the most minor of changes to our homes. Yet Torbay Council itself is stating its intention to allow an area of countryside overlooking the River to be concreted over and destroyed. It's about time councillors represented the wishes of the people who voted for them and made a stand against the senseless destruction of our countryside and heritage.

Please do not destroy our village and our homes. To side with the Property companies who wish to make a fat profit from what, to them, is a space on a map is ethically unacceptable and morally reprehensible. Such a move will be resisted.

Yours faithfully,

Susan Swan



TORBAY COUNCIL PLANNING	
REC'D	18 MAR 2015
TO	

Pickhaver, David

From: John Tapp [REDACTED]
Sent: 11 March 2015 17:19
To: Planning, Strategic
Cc: Mills, Derek; Pritchard, Ken; Mayor; [REDACTED]
Subject: PROPOSED MODIFICATION (MM3) OF AN AREA SOUTH OF WHITE ROCK
Attachments: Galmpton planning letter.doc

Dear Sir

Please find attached a letter of objection to the re-designation of land between Galmpton and White Rock as a "Future Growth Area".

Yours sincerely

John and Glenda Tapp

Spatial Planning
Electric House
Castle Circus
TORQUAY
TQ1 3DR

37, Higher Warborough Road
Galmpton
BRIXHAM
Devon
TQ5 0PF
9 March 2015

Dear Sir

THREAT TO GALMPTON'S GREEN SURROUNDINGS.

PROPOSED MODIFICATION (MM3) OF AN AREA SOUTH OF WHITE ROCK (POLICY SS2 GROWTH AREA, BRIXHAM STRATEGIC DELIVERY AREA, TORBAY LOCAL PLAN).

As long-standing residents of Brixham and Galmpton for 45 years we would like to express our serious concerns over the recently announced proposal to re-designate the green area between Galmpton and White Rock.

It would appear that this change makes an absolute mockery of protective environmental designations. We understood that the area South of White Rock would be preserved as a green buffer zone to protect against urban sprawl. We really value the green separation zone around the village of Galmpton and are strongly opposed to its erosion.

It would appear that any housing development in this new area will be visible from a significant part of the broader River Dart landscape and villages like Dittisham. This will have an adverse visual impact on the AONB and a further negative effect on the touristic appeal of the area. The "pristine riverine landscape" that Jon Prescott described will be dreadfully and irretrievably degraded by any development in this area.

Unless somebody takes responsibility for improving the road infra-structure, the already hugely over-congested roads will be totally impassable at rush hours – and especially so in summer. We presume that the impact of covering a large area of farmland with concrete has been considered. The drainage and flooding potentials have to be significant. Taking a broad view, the general services and infra-structure of the area are going to be totally swamped by any further development in this area.

... and in any case, surely this area is of high agricultural potential – certainly there must be areas of degraded land more suitable for housing development – the so called "brown fields". As an already over-crowded nation, we need to be preserving extremely carefully all areas of good quality agricultural land for future generations.

Yours faithfully

John and Glenda Tapp

Churston
[REDACTED]

Abbess Cottage, ^{WR80}
 36 Manor Dale Road,
 Galmpton. Brixham.
 Devon. TQ5 OPA
 19. 3. 2015.

The proposed modification (M13)
 of area south of White Rock (Policy
 SS2 Growth Area, Brixham Strategic
 Delivery Area, Torbay Local Plan).

TORBAY COUNCIL PLANNING	
REC'D	23 MAR 2015
TO	

Dear Sir or Madam,

I write to strongly object to the intended reclassification of the area above from its present classification of a Countryside Zone of high landscape value to a future Growth Area. The Council has a duty of care to protect such land to ensure its survival as specified. To destroy the integrity of the protective status for special environments makes a mockery of the system.

Torbay is a very special area it has everything in its favour. As a tourist destination it is growing all the time now attracting more and more visitors from overseas who marvel at the beauty of our area in particular the land between the Dart Valley and the coast. Why seek to destroy it?

Why seek to destroy the green buffer zone which serves to protect the villages of Galmpton & Stoke Gabriel & the Dart Valley environment from the sprawling urbanisation of Paignton? Galmpton and Stoke Gabriel are fine examples of rural Devon villages. Perfect to educate youngsters in the changing way of life over the centuries and right on their

(2)

doorstep. Small, compact and safe with Church, School, farms, cottages/modern houses, Village hall, Pub shop, and Post office etc. To protect these villages is vital. They are the fabric which makes Torbay a very interesting and special area, with many examples of different ways of life from Manor House to cottage -

Down grading Torbay's natural amenities will throw increasing pressure on roads, schools, hospitals and Medical Practices in fact all ~~our~~ services are unlikely to cope with more pressure. Tourists would soon lose their appetite for Torbay. Long traffic jams, unable to park the car, parking meters and traffic wardens everywhere. Certainly rows of uninviting cheek by jowl housing with barely space for a tree and acres of large, ugly, commercial buildings are not on today's adventurous tourists map! This end of the Bay is the one chance left for visitors and locals to explore the true beauty of rural Torbay!

Please do not accept the proposed Main Modification Notation (MM3) or Policy SS2 New Future Growth Area, Land South of White Rock.

Yours faithfully,



32, Langdon Lane,
Galmpton
TQ5 0PH

14.03.15

Dear Sir/Madam

**Re Proposed modification (MM3) of an area south of White Rock
(Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan)**

I would like to express my disagreement with the proposal to build yet more houses on the Green Belt of Paignton.

The fields overlooking Galmpton village, lie in a countryside zone with a protective environmental designation. This is the habitat of endangered bat and bird species and should not be disturbed.

Currently, there is insufficient service infrastructure to support the development, the road leading to and from Brixham is very congested and further traffic would be detrimental environmentally.

I have lived in Torbay for 50 years and work in all three towns in the Bay. I constantly come across derelict buildings and Brown Field sites within the towns which the Council should be encouraging developers to regenerate and enhance so that we can be proud of the towns once again.

As a Local Authority, it is my opinion that, you should be more adventurous and creative in development decisions and focus on our urban areas, having a clear strategic policy to upgrade town centres through residential development projects in vacant, decaying shopping areas.

The proposal goes against the spirit of localism in which we as residents have specified the need for open landscape and preservation of the green areas to buffer urban sprawl.

Yours Faithfully

J Thomas

Pickhaver, David

From: Judith Outlook [REDACTED]
Sent: 14 March 2015 16:50
To: Planning, Strategic
Subject: Re Proposed modification (MM3) of an area south of White Rock
Attachments: Re Proposed modification (MM3) of an area south of White Rock.pdf

Please see attachment – response to proposed modification of an area South of White Rock.

J Thomas

Pickhaver, David

From: Jacquelyn Waldron [REDACTED]
Sent: 22 March 2015 22:44
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

Dear Sirs, I wish to object most strongly to the proposed re-designation of the fields overlooking Galampton village where I live. It is an outrage that the Council consider it a necessity to erode and eventually remove the majority of the green wedge dividing Galampton from the suburban expansion of Paignton so the village no longer has a separate identity. As a born and bred Torbay resident I beg to ask the question who will benefit from this urban sprawl as it is purported it will be housing for people relocating to the area rather than for the benefit of local residents. So the large scale infrastructure proposed is not justified and in any case if we build all this extra housing we do not have the industry to support such a large influx of people.

I also consider a such redesignation proposal will have an adverse effect on the visible River Dart landscape.

We live in a beautiful part of the country and we should do our utmost to protect its beauty and the Council should listen to the opinions of local residents and not be brow beaten by central government into allowing this green area to be destroyed.

I urge the Council to rule that the area south of White Rock be reserved for its open landscape aspect and remain as an essential Green buffer against urban sprawl.

Kind regards

Yours sincerely

Mrs J Waldron
10 Barnfield Close
Galampton

Sent from my iPhone

Pickhaver, David

From: Rupert Walker [REDACTED]
Sent: 10 March 2015 15:19
To: Planning, Strategic
Subject: Objection to White Rock Development

REF: Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards

Rupert Walker

TQ4 7AA

WR84 900030

Applebrook
Galington Farm Close
Galington
Brixham
TDS ONP.

TORBAY COUNCIL PLANNING	
REC'D	12 MAR 2015
TO	DP.

Re: Proposed modification MMB
of an area of White Rock (Policy SS2
growth Area Brixham Strategic Delivery Area
Torbay Local Plan.

In respect of the above I
have several concerns. This decision
ignores the wishes of local residents
when we did our Draft Neighbourhood
Plan which was for the area south
of White Rock would be reserved
for its open landscape aspect
and as an essential Green Buffer
against urban sprawl. The removal
of this green wedge erodes the
collages separate identity.

It would reduce valuable wildlife habitat and negatively impact on endangered bats and bird species, it would also be visible from the broader River Dart landscapes and villages and have an adverse visual impact on a Area of Natural Beauty.

It will have a negative impact on the already congested roads and there is insufficient infrastructure to support the development.

Also large scale concreting of the village hilly context increases its vulnerability to flooding, at the moment when it rains we have a large excess of rain water. We need to maintain agricultural land.

Yours faithfully



Pickhaver, David

From: MICHAEL WEBSTER [REDACTED]
Sent: 23 March 2015 00:48
To: Planning, Strategic
Subject: Response to consultation on Strategic Planning Documents (9 February to 23 March 2015)
Attachments: Submitted response to excluded sites document TC.docx

To 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

Please see attached for comments to the Spatial Planning documents.

Kindly acknowledge safe receipt.

Best wishes

Michael Webster
5 Kings Rydon Close
Stoke Gabriel
Totnes
TQ9 6QG

Response to consultation on Torbay Council's Strategic Planning Documents (9 February to 23 March 2015)

Response to excluded sites document TC/4 of Torbay Local Plan

I ask that my response be considered.

Torbay Council in document TC/4 state.....these sites should only be included in the new Local Plan if the Inspector considers that more land is required to enable Torbay to meet objectively assessed housing needs.

.....On balance, the Council's officers consider that it is better to allocate a large, deliverable (albeit sensitive) site – such as land south of White Rock...

End of quote

I refer to:

Land south of White Rock

Building in this area will not be sustainable at any time and I offer the following reasons.

The summary within the document does not accurately portray the likely negative impact on the environment if 250 – 460 houses were built there.

1. The summary refers to 460 houses not 250.
2. The impact on the landscape and environment of building 460 houses in this sensitive area is likely to completely destroy this area.
3. Planning permission had been previously refused.
4. The run off of water from this massive site will have a dramatic impact upon the Yalberton Stream and all the way down to Stoke Gabriel where the stream meets the River Dart at the Mill Pool, which is a tourist attraction for Stoke Gabriel.
5. This is a countryside fringe area and should provide a buffer between urban Torbay and rural South Hams
6. Loss of high quality agricultural land
7. The need and justification for proposed development
8. High Quality Dart Valley AONB
9. One of the finest riverine landscapes in the Country, as per a previous Inspector.
10. Significantly adverse and wholly unacceptable visual impact on AONB, the AGLV and the surrounding countryside
11. There will be growth rather than containment of car travel therefore not sustainable.
12. There are no plans or insufficient plans to create further jobs despite declining tourist and fishing industries.
13. Yalberton Valley appears to be a natural run for a number of species of bats and suitable mitigation seems highly unlikely.
14. More attention should be given to the landscape and environment as Paignton is a high flood risk area as shown by rainfall for 2013 and the coastal storms from Dec 13 to Mar 14.

15. The traffic to this area goes mainly through the Tweenaway junction. Although recently modernised it is inadequate to cope with the current amount of traffic. During August the roads are gridlocked
16. The local narrow lanes, especially around Stoke Gabriel, originally designed for horse and cart have never been widened since being properly surfaced.
17. Extra housing will cause more traffic especially as it seems there will be no local employment and residents are more likely to have to commute out of town.
18. The lanes already service at least 4 camp sites that encircle Stoke Gabriel and caravans and horse boxes cannot pass each other and cause build ups. The police have been called on occasions to resolve issues.
19. Any new buildings are likely to be seen from Stoke Gabriel and the public lighting is likely to be intrusive and cause light pollution. Stoke Gabriel is renowned for its dark sky policy. There is very limited street lighting with perhaps three or four street lights on just one estate off the main thoroughfare.
20. Stoke Gabriel has had recent developments and an additional 60 dwellings have already been identified and further proposals are being considered. Some of these will be towards this site. Separation is essential between urban Torbay and rural South Hams.

I also refer to the other sites as they border or likely to have a major impact upon Stoke Gabriel and its environment.

Car Boot Sale site, Collaton St Mary and Jackson land, south of St Mary's Park, Collaton St Mary

I ask the Inspector to consider the remarks above (land of South of White Rock) and that the sites would be similar to above and especially regarding water run off and the unresolved sewer problems.

Land West of Yalberton

As above (land of South of White Rock) and the site would urbanise and dominate the Yalberton Valley and have a negative impact on the setting of Stoke Gabriel and the AONB.

Yalberton Holiday Park

As above (land of South of White Rock) and the site would have the water run off that will be too extreme for Yalberton Stream and flooding is highly likely for properties on the way to the Mill Pool. The Mill Pool is a tourist attraction and it is likely to be adversely affected.

This area can be enhanced or preserved as a nature reserve to increase tourism, especially if there is going to be large scale developments nearby and all over Paignton.

I do hope that the above areas above will continue to enhance this AONB by remaining free of buildings. These sites are next to or near to the boundary of Stoke Gabriel and Stoke Gabriel itself has further building works being considered making the separation between Torbay and South Hams even more important with special attention being paid to sewer and run off issues which has resulted in large scale flooding along the Yalberton Stream starting at Collaton St Mary.

I ask that the Inspector take my observations into account.

Michael Webster
5 Kings Rydon Close, Stoke Gabriel
Totnes TQ9 6QG
Dated: 22 March 2015

Pickhaver, David

From: [REDACTED]
Sent: 06 March 2015 10:27
To: Planning, Strategic

Hi All.

I dont know if you are aware of the proposal to build on the fields just past windy corner and into white rock, I am asking for your help... If you would like to keep our green fields and countryside then would you please support my dad in his campaign on our behalf...

copy and paste the below into an email. Sign it with your name and postcode and forward on to the email address below. and if you can pass on for friends to do the same we would greatly appreciate it.

send to;

strategic.planning@torbay.gov.uk

REF; Proposed Modification (MM3) of an area South of White Rock (policy SS2 Growth Area, Brixham Strategic Delivery Area

I object to the above area being designated for housing development on the following basis:

The specified area has been re-designated a Future Growth Area from its former classification

as a Countryside Zone of high landscape value. This makes a mockery of protective environmental designations.

The decision to make this a future growth area ignores the wishes of local people and the Government policy of 'localism' in which residents were invited, in a Neighbourhood Plan, to specify the areas they wish to be reserved for protection or development.

Our draft Neighbourhood Plan has specified that the area south of White Rock be reserved for its open landscape aspect and as an essential Green buffer against urban sprawl. The removal of the green wedge dividing Galmpton from the suburban expansion of Paignton erodes the village's separate village identity.

The development of this site would have an adverse visual and environmental impact on what was described by John Prescott at a previous Public Inquiry, as a pristine riverine landscape. The loss of this landscape by "ribbon Development" would have a negative impact on tourism, degrading the natural amenities which are the Bay's primary economic asset.

The development will be visible from the broader River Dart landscape and villages, and would have an adverse visual impact on the AONB. It would also have an extremely negative traffic impact on the already congested road infrastructure which is restricted by the topography of the narrowing peninsula.

There is insufficient service infrastructure to support the development. The requirement for 10,000 houses in the Bay is not matched with job creation in that the planned growth in jobs over the same 20 year period is only 5000 which in itself is ambitious. In view of this the development is not sustainable.. The Bay already has high unemployment rates above the national average..

The need for 10,000 properties over the 20 year period is disputed and unproven and is evidenced by the allocation to both Liverpool and Manchester Councils of 40% of the planned development at "Nortel". This allocation should be rescinded before consideration of any development of this scale in this area.

Regards

Scott Williams TQ4 5EL

Sent from my Samsung Galaxy smartphone

Pickhaver, David

From: [REDACTED]
Sent: 15 March 2015 20:23
To: Planning, Strategic
Subject: Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan

Dear Sir/Madam,

Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan

I would like to object to the re-designation of the fields overlooking Galmpton village as a Future Growth Area. We need to preserve this area of high grade agricultural land for future generations.

This is part of the concluding judgment of the Secretary of State (reported in the third person) on the Planning Inquiry into a similarly large scale proposal for the same area in 1997 (0117-9001906).

12. 'In balancing the environmental and visual impact of the proposal against the economic justification for the development, the Secretary of State attaches substantial weight to the need to preserve the high quality of the Dart Valley AONB, as one of the finest riverine landscapes in the country. He accepts the Inspector's appraisal that the development itself and the extensive areas of woodland planting envisaged would have a significantly adverse and wholly unacceptable visual impact on the AONB, the AGLV and the surrounding countryside, despite the longer term screening effects of the landscaping and mitigation measures. In the Secretary of State's view, this harm and consequent conflict with the landscape protection policies of the statutory development plan and with national policy guidance in PPG7, represents the most compelling of the various objections raised to the proposed development.'

Regards,

Linda Wilson

TORRBY COUNCIL PLANNING	
RECEIVED	28 MAR 2015
TO	DP

13, Churston Close,

Gallopston,

900041

Brixham

NR88

TQ 5 0 LP

Strategic planning officer,

Dear Sir,

I am strongly opposing the proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth area, Brixham Strategic Delivery Area, Torbay Local Plan).

Our valuable agricultural land should not be concreted over. We are losing Devon landscapes which will have an impact on tourism. Our local ~~infrastructure~~ infrastructure is already overburdened.

The local schools, doctors surgeries and the sewerage system are struggling.

The new estates on the

ring road are already having an
adverse effect on the traffic flow.

I do not want Godmpton
village to be swallowed up in
this proposed development.

Yours faithfully,



900047
WR89
South Hill House
54 Stoke Gabriel Road
Galmpton
TQ5 0NQ
15/03/2015

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

TORBAY COUNCIL PLANNING	
REC'D	18 MAR 2015
TO	

Dear Sir or Madam,

I am writing to you to express my anger at the attempt to re-designate the fields overlooking the village of Galmpton as a *Future Growth Area*. I refer to the Proposed Modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan).

This is land bordering an area of outstanding natural beauty and is classified as a countryside zone of high landscape value.

Torbay Council should not issue Soviet-Style edicts about land use, in total disregard of the wishes of the local people. The whole proposal runs counter to the 'localism' policy and ignores the draft Neighbourhood Plan.

There appears to be an agenda behind Council policy to destroy the few remaining areas of natural beauty and areas of environmental worth within Torbay. The dark shadows of powerful construction-companies and council vested interests seem to be looming over green-field sites as local people struggle to preserve what is left of value in Torbay.

The removal of the green border between Paignton and Galmpton not only destroys the village's identity, but removes the essential Green Buffer against urban sprawl.

The destruction of valuable wildlife habitat and the negative impact on endangered species that live within the borders of Torbay will be irreversible. If this re-designation goes forward it will be confirmation that Torbay Council has an agenda that is anti-environmental, anti-conservation, and anti-Natural-England. This planning proposal appears to have an agenda to smother Torbay with concrete, and cover it in urban sprawl. The proposal for re-designating the fields overlooking Galmpton as a *Future Growth Area* has all the hallmarks of institutional barbarism riding roughshod over the wishes of the local population.

If Torbay is to preserve what is of value, this proposal must not be accepted.

Yours faithfully,



K. L. Wright

Pickhaver, David

From: Ian Young [REDACTED]
Sent: 09 March 2015 15:45
To: Planning, Strategic
Subject: Proposed modification (MM3) of an area South of White Rock (Policy SS2 Growth Area, Brixham Strategic Delivery Area, Torbay Local Plan.)

Dear Torbay Council,

I write to you re this proposed development.

I understood that this area had recently been classified as a countryside zone of high landscape value. I am amazed that this designation was so meaningless and can be casually overturned. I am further surprised that you can so readily ignore the wishes of the local people and the policy of 'localism' outlined by the Government.

I am proud to live in Galmpton and desire it to remain a separate village with its own identity.

Tourism is likely to be adversely effected. The present area between White Rock and Yalberton is seen by many to be delightful countryside which appeals to locals and tourists alike. It seems that the proposed development will be visible from afar - including parts of the River Dart landscape.

Traffic flow is often abysmal in this area at certain times of the day. Further development will cause more clogging of our inadequate arteries. This will further discourage new industry which is desperately needed to provide quality employment. Further strain will be imposed on our local schools, hospitals etc. It seems likely we will see further piecemeal developments of these facilities rather than forward planning resulting in a new school in the Bay.

We will lose forever a prime area of farmland with it's associated wildlife.

I hope you will reverse this planned development to preserve our beautiful town.

Yours sincerely,

Ian Young,
28 Manor Vale Road,
Galmpton,
TQ5 0PA.

TORBAY COUNCIL PLANNING	
REC'D	20 MAR 2015
TO	DP

900050
WR91

7 Manor Vale Road.

Gallopston Brixham TQ5 2PA
1913/2015

Torbay Council Spatial Planning Dept.

Proposed modifications (mms) of an area South of White Rock Pagoda (Policy SS2 growth area formation strategic delivery area. Torbay local plan.

Torbay Council - may I remind you that you were hurried down in June 2009 (copy of details enclosed) after the government office South West Bristol rejected your ideas of over development.

This development will become buy to let / 2nd holiday homes. White Rock to Windy Corner will have no green area and views of the South Hams over the River Dart. The green fields and open landscape for wildlife is essential - we have bats, owls and the rare bird hunting in the area - they need protection.

Gallopston will lose its village identity + get swallowed up by Pagoda which is already large enough.

Development of this site will have an adverse effect on what was described by John Prescott as pride in the landscape. He was right!!!

There is now no work in the area as all major firms i.e. NIREL have moved out to Churton. Seasonal tourism is now all that's left. Wages are very low in Torbay.

Gallopston has already had a death caused by flooding and excessive humidity will only make matters worse. This is an area of Outstanding Natural Beauty - please keep it this way.

The roads cannot take any more traffic

P10

due to the topography of the peninsula - dropping off at Berry Head !!!

The service infrastructure is not available to support any more housing! The huge grade agricultural land is essential for local food production to reduce imports.

Second home owners need to be evicted you cannot live in 2 homes at once. Torbay is swamped by them. They contribute nothing, your housing problems will then be reduced substantially nation wide.

When the area of Torbay is seen from Brixham harbour it is one solid concrete jungle - reaching to the horizon, coastal erosion is also another very important point to consider. and lack of alternative rail connections and poor bus services - one needed in Exmouth NOW.

Cleaning streets and providing better shopping facilities are urgently needed in Paignton & Torquay. The towns are scuffy and far with Blackpool - what a reputation!

The Health service is overstretched, BT cannot cope with crashed telephone lines - engineers have to be brought in from London !!! takes 2 months for repairs.

Torbay council why do you have to spoil all the natural beauty of the bay: Residents and tourists love this area

Yours faithfully

[Redacted signature]

Legal ruling hits homes blueprint for regio

CONTROVERSIAL housing plans for South Devon look in disarray after a legal ruling.

The Government development blueprint for the region, which has sparked widespread public opposition, is to be delayed yet again following a High Court judgement.

A decision on the South West Regional Spatial Strategy had already been postponed because of the 35,000 representations made — the largest ever received to such a consultation.

The Government was to publish the finalised version of the document at the end of June.

The proposed planning blueprint provides for at least an extra 15,000 homes within the Torbay area.

Of these 7,200 would be within the existing urban area of Torbay and 7,800 to the west of the Bay.

Critics have branded the plans a

By **NICK LESTER**
Parliamentary Correspondent

newsdesk@heraldexpress.co.uk

'farce', and warned the proposals would lead to an 'urban sprawl' across green fields in South Devon.

The Government's regional spatial strategy proposes increasing housing figures across the region to 592,480 homes up to 2026, an increase of 29 per cent above what was initially put forward.

Collapsing

In the face of the credit crunch and collapsing housing market, ministers have been under mounting pressure at Westminster to rethink the housing expansion plans.

A letter has now been sent out by the Government Office for the South

West to explain the further delay to the proposals.

It points to last month's High Court judgement that the published Regional Spatial Strategy for the East of England failed to meet certain requirements of EU rules.

It added: "We are currently considering the potential implications for the Regional Spatial Strategy for the South West, but cannot reach a clear view until the written judgement is issued by the court."

"It is not possible to set a new timetable until the implications of the judgement have been clarified, and what action is required, if any."

Caroline Spelman MP, Shadow Communities Secretary, said: "The Government's regional plans are now in disarray."

"They have lost a judicial review in the East of England, the South East Plan faces two new legal challenges

and now the South West Plan postponed indefinitely.

"Given these legal challenges the regulatory uncertainty to the looming general election now both councils would be advised to rush ahead with implementing flawed regional diktats from 1/2 half."

Strategy

A spokesman for Commu and Local Government said: South West needs a long-term strategy to strengthen the eco-address housing shortages tackle the threat of climate change

"The number of households in the region is continuing to rise and more homes are not built in the term, the housing ladder will even further out of reach leaving next generation with nowhere live."

June 2009. Herald Express

Landmark traveller ruling

3.11.14 EXP. MARCH 2015

TRAVELLERS have been banned from camping anywhere in an entire town.

The landmark ruling protects 454 "parcels of land" in Harlow, Essex, and follows months of ground work by lawyers and officials.

High Court judge Mrs Justice Patterson granted the injunction after Harlow was besieged by travellers setting up unlawful camps

on car parks and playgrounds. Local Tory MP Robert Halfon hailed it as a major step towards "ridding our town of this blight once and for all".

Labour's Jon Clempner, leader of Harlow Council, said: "The town has had enough and we needed to resolve this situation with a long-term solution."

The only places the ban does not apply to are two authorised sites.



* Take notice of the above.

If Harlow and Basildon councils in Essex are able to solve traveller problems - then Torbay council have to do the same for the residents of Galmpton + Churston.

Soull West Proposed changes
 government office for the south west

CS 74

9/10/2008

Comments from (organisation, or surname).....

Section B

Support / Oppose	Comment (please specify)	Oppose
	RSS Reference - Policy or Paragraph Number	HMA5
	For comments on the Sustainability Appraisal - Paragraph Number	sect 6.1 - 4 D1 1-5
	For comments on the Habitats Regulation Assessment Report - Paragraph Number	D1 1-8

Section C

To help us process your response effectively please summarise why you support or oppose the Proposed Change:

I oppose the imposition of a requirement to build 15,000 new homes and the allocation of 7,800 to Greenfield land in area of search 5A for the following reasons:

1. Damage to the tourism industry and quality of life of residents.
2. Lack of transport infrastructure in and through Torbay and of funding to remedy this.
3. Loss of rural landscape, high-grade farmland and environmental and landscape damage.
4. Lack of education, healthcare and community infrastructure.
5. Practical unsuitability of the search area for major development
6. Fringe rural development would divert funds from urban regeneration, badly needed in Torbay.
7. Undemocratic and unresponsive centralised planning targets imposed on region and districts.
8. Lack of link between employment and housing targets.

Section D1

If you wish to expand your response please use the space below.

1. Area of search 5A constitutes an important part of the tourism infrastructure, the principal employer in Torbay. Loss of attractive campsites holiday accommodation in this rural fringe area would seriously impact on the viability of this industry. Major development in this area would destroy the current quality of life of its residents and all those in the adjacent rural and urban areas.
2. This area is remote from existing urban areas and the ring road which are all already beyond saturation point with traffic. Torbay has only 2 major roads into it, and only 2 through it, each of which is totally inadequate for even current transport needs. There is no way to change this by minor tinkering with 'pinchpoints' due to basic geographical facts. Construction of such a major development beyond the Western corridor would require massive infrastructure improvements to extend the dual-carriageway from Marldon, by whatever route, as well as at Tweenaways. Funding on this scale for roads is never going to be available from central government. Torbay itself could not afford it. It is a recipe for traffic gridlock.
3. Such a major development would result in the loss of hundreds of hectares of high grade farmland located on the urban fringe. As fuel and food prices continue to rise due to global population growth and falling oil reserves the crucial importance of such areas is now widely recognised. The sustainability appraisal mentions that within area of search 5A development should avoid impacting on high grade farmland or the adjacent AONB but ignores the fact that the entire area is either very fertile farmland or is highly visible from the AONB. The whole area is vital habitat with valley pockets where the biodiversity is of great significance. All this would be lost. The termination of Torbay's built area at the ring road with green gaps between the three towns is central to the preservation of the landscape character of the area.
4. Building on this scale remote from the existing urban area would require major investment in healthcare, education and other community infrastructure such as police, fire services, refuse disposal, social and retail facilities. This would render the proposed scale of development unviable economically. Private sector funding would not be sufficient to support this as well as the required high percentages of affordable housing besides local roads and utilities.
5. The area comprises almost entirely steep-sided combs that would be very expensive to build over. The area of development is all within the catchment of a single small stream (feeding the protected waters of the Dart estuary) which would be subject to increased flash flooding with damage to existing employment and residential areas downstream and major pollution risks. The remote location and limited capacity of the new sewage treatment infrastructure to serve such a development would further add to the capital costs. There are no existing mains utility services in this Greenfield area.
6. Without a requirement to complete development of brownfield potential before allowing designation of greenfield land the strategy will result in private sector development funding being directed away from the desperately needed urban regeneration approach advocated in the (government funded) mayoral vision. Torbay has great need of this in upgrading its housing stock and regenerating its economic base to overcome pressing social problems.
7. Central governments (of the same party) have first given authority to the regions to plan their future and then taken away that right and imposed centrally dictated numbers across the region which take no account of the detailed work carried out by local authorities. There has been no democratic mandate for this change. These imposed policies are based on outdated surveys and predictions carried out at a time of rapid economic expansion and immigration and are completely irrelevant in the new economic circumstances.
8. Designating sites for housing development without linking their release until local jobs are created will worsen Torbay's problems by continuing to encourage immigration of relatively capital-rich, but low income, retiring people as well as commuting employed people. This will result in added pressures on an already inadequate services budget and

further transport congestion. Premature designation will result in a blight on tourism and agriculture investment perhaps for decades.

SURNAME

Section D2

If you are suggesting changes to the draft RSS please supply revised wording of policies or supporting text as you wish to see them:

In HMA 5 and key diagram inset 5: omit all references to a prescriptive split between 7200 urban and 7800 rural development targets. (This is for the authority in consultation with its electorate to decide.)

In HMA 5: Change the figure of 15,000 new homes in the strategy period to 10,000. (This is the maximum that Torbay can or need realistically achieve in the period and even this will require a more accommodating approach to infrastructure funding from central government than has been experienced so far.)

Please ensure that you have written your name at the top of the page. Completed forms should be received in the Government Office for the South West by 5.00pm on Friday 17th October. Late responses will not be accepted.

Insert 2nd/3rd Heliport here owners & you will not need to build on green field sites anywhere in the country.

Torbay council need to go back under Devon C.C. control. They are incapable of running a satisfactory efficient business. Many wastes in consultation that have no results or practical solutions.

10,000 houses too many. Infrastructure unable to cope

Public transport not efficient. Stagecoach dominate buses.

Railway connections threaten with termination at Exeter.

Suggest you staff come & see the area for yourselves before any stupid decisions and destruction of the area happens.