

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	
829357	BI1	Mr & Mrs J	Collinge
892197	BI2	Cherry	Hosking
900064	BI3	William & Jenifer	Hosking
900066	BI4	Edwina	Scarlett
900067	BI5	Lilla	To
900093	BI6	Ian	Watson
366378	BI7	Mr Brian	Harland

Pickhaver, David

From: jandj collinge [REDACTED]
Sent: 20 March 2015 14:38
To: Planning, Strategic
Subject: Objection to the proposed modification to the Torbay Local Plan MM14 - Development of Car Park Sites

We object to the proposed modification to the Torbay Local Plan MM14 covering Development of a number of Car Park sites throughout Torbay for the reasons stated below:

1. Negative Impact on Tourism and Town Centres

Adequate car parking close to tourist sites is important in encouraging visitors. If there is insufficient parking this will reduce Torbay's key tourism economy as tourists will find it increasingly difficult to park and will go elsewhere. Insufficient parking will also reduce the number of local residents who shop in the town centres which will cause further decline in town centres. Local plan modification MM14 appears to be proposing development of a number of car parks as housing sites. We accept that there is a commitment to provide sufficient car parking at these sites, however, no figures are given. We believe the modification is unsound because it does not contain any analysis on what car parking will be required at these sites in future. Torbay's car parking capacity needs to be aligned with projected tourist and local resident figures and included within the local plan.

In addition if these sites are to be developed as housing, with retained par parking, then it will be vital that these developments are scheduled in such a way that sufficient car parking is always maintained.

2. Multi-use spaces

We believe that Torbay would benefit by learning from other countries with shortage of land suitable for housing.

We suggest that where possible, serious consideration should be given to rebuilding car parks underground with development above. Parking for the residents of the development could also be underground, as is common in other countries such as Monaco and Switzerland where land suitable for development is also in short supply, similar to Torbay. We believe that advantage should be taken of the topography of Torbay (fairly deep valleys with steep slopes) to provide multi-use spaces. There are a number of functions that could be put underground, for example, car parking (residential, business and general car parking), roads and railways. This would allow for housing developments above. By doing this Torbay council would be utilising existing land much better which would drastically reduce the need to build on green field sites.

As described above the modification to the local plan fails to capitalise on the developed landscape.

Mr & Mrs J Collinge
Bay Tree House
Orchard Close
Galmpton
Brixham
Devon
TQ5 0LS

Pickhaver, David

From: Cherry Hosking [REDACTED]
Sent: 22 March 2015 14:33
To: Planning, Strategic
Subject: Fwd: Torbay Local Plan - Proposed Modifications - Consultation Response

Schedule of Proposed Main Modifications to the Local Plan MM14 Appendix D Table 2

Proposed Submission Plan: Summary of sustainability and appraisal of proposed additional sites with potential for development to be included as proposed in the Main Modifications of the Local Plan

Land which is referred to as St Mary's Campsite in St Mary's Road Brixham has been proposed as a site which has potential for housing development and I agree that this land should be included in the Local Plan for that purpose. It is immediately adjacent to the land at St Mary's Industrial Estate which is already in the Local Plan, and creating a development in this area including both of these pieces of land would address a number of current needs and concerns. There is the advantage that this land is in the ownership of a single family which would facilitate discussion and decision-making relating to providing a high quality development which would meet local needs.

A scheme to use all of this land would provide huge amenity value and would remove a noisy and unsightly industrial area which is adjacent to housing. Such a scheme has the potential to permit the widening of St Mary's Road from before the sharp turn at the bottom of Upton Hill Road/Springdale Close, to beyond the road leading to Sharkham Point Holiday Park, along the single track road leading to St Mary's Bay. There is a regular bus service along St Mary's Road as far as South Bay Holiday Park, and widening the road would allow the bus to pass the refuse lorry (or any other large vehicle) at all points along the road and it would also improve access to the two Holiday Parks which are adjacent to the Campsite. St Mary's Road is frequently congested due to vehicles being unable to pass each other.

The inclusion of the Campsite in St Mary's Road will also provide a well-defined area in which to provide much needed housing. The campsite is not highly visible from the surrounding area. Brixham is an extremely hilly town and the campsite occupies a plateau which is higher than all the housing to the north (most of the town) and is screened by the topography and trees from the small housing area to the west and is behind a hill beyond which the development of the former Pontin's Dolphin Holiday Park continues to take place. Immediately to the east of the campsite, there is an area of green land on the Dolphin site which has been removed from the town plan and would serve to retain an additional green buffer zone. The family also owns a field between the campsite and Sharkham Point Holiday Park and intends to retain this as farmland. The campsite is not agricultural land and is sandwiched between housing and the permanent structures of the Holiday Parks which have been in existence since the 1950's. A scheme of development would be able to meet the sustainability requirements of the local plan, provide a mix of housing styles, and encourage healthy lifestyles involving walking, cycling and the use of public transport.

Cherry Hosking
[REDACTED]

Pickhaver, David

From: Sock City [REDACTED]
Sent: 22 March 2015 18:31
To: Planning, Strategic
Subject: Fw: Response to Consultation on Modifications to Local Plan

Schedule of Proposed Main Modifications to the Local Plan MM14 Appendix D Table 2

Proposed Submission Plan: Summary of sustainability and appraisal of proposed additional sites with potential for development to be included as proposed in the Main Modifications of the Local Plan

We are writing to give our support to the proposal to include the campsite, St Mary's Road, Brixham into the modified local plan for Torbay.

We think that this piece of land has the potential to provide urgently needed housing in Torbay. The site is close to other development on all sides and it could be developed without harm or significant intrusion to the surrounding landscape.

The site is next to the St Mary's Industrial Estate and developing the two areas together would bring a brownfield site into a sustainable development and would not be utilising agricultural land. The site is close to the square in Higher Brixham, with services and facilities already in place. A regular bus service connects St Mary's Road with Brixham town centre.

There is an opportunity to widen a long stretch of St Mary's Road and improve its capacity to serve larger volumes of traffic and to allow large vehicles to pass each other with ease.

William and Jenefer Hosking

Pickhaver, David

From: Edwina Scarlett [REDACTED]
Sent: 22 March 2015 16:50
To: Planning, Strategic
Subject: Fwd: Consultation on proposed Modifications to the Local Plan

Dear sir/madam

Schedule of Proposed Main Modifications to the Local Plan MM14 Appendix D Table 2

Proposed Submission Plan: Summary of sustainability and appraisal of proposed additional sites with potential for development to be included as proposed in the Main Modifications of the Local Plan

I am responding to the above consultation, and the two documents above in particular.

I am very pleased to see that the campsite in St Mary's Road has been included in the proposed modifications to the plan. There is a significant need to find land available for housing in Brixham and I believe that this would present a good opportunity to secure an area for development in Higher Brixham. If the road could be widened at the same time, this give a sustainable and attractive result. Local residents and holiday makers alike would have better access to St Mary's Bay and the coastal path and service vehicles and the local bus would be better able to navigate the road.

Edwina Scarlett
[REDACTED]

strategic.planning@torbay.gov.uk

Pickhaver, David

From: Lilla To [REDACTED]
Sent: 22 March 2015 15:16
To: Planning, Strategic
Subject: St Mary's Road Plan

Schedule of Proposed Main Modifications to the Local Plan MM14 Appendix D Table 2

Proposed Submission Plan: Summary of sustainability and appraisal of proposed additional sites with potential for development to be included as proposed in the Main Modifications of the Local Plan

I am pleased that Torbay Council has decided to modify the Local Plan by adding extra sites for housing development throughout the Bay. There is a severe shortage of homes throughout the country and without vision and management, this situation will only get worse.

There is a visible and obvious lack of new homes in Brixham. The centre of town and the harbour area cannot provide any scope for building, but the outer edges of the town are suitable for housing development. The proposal to include the campsite in St Mary's Road in the Local Plan is to be welcomed as this would provide a good location for housing in Brixham. As this area is not a busy thoroughfare, development would create a minimum of disruption, and as it is well contained, would have a minimal impact on its surroundings.

Kind Regards,

Lilla To

Pickhaver, David

From: Ian Watson [REDACTED]
Sent: 22 March 2015 16:14
To: Planning, Strategic
Subject: Consultation response to proposed modifications of the Torbay local plan

Thank you for the opportunity to comment on the modifications to the Torbay Local Plan. The plan requires a large amount of land to be identified for housing development. Naturally there is much local opposition to sacrificing agricultural and other greenbelt land for this purpose and so the plan must prioritise the use of brownfield sites for development. Industrial land along St Mary's Road in Brixham has already been identified as an area for conversion to housing and were the adjacent camp site (n.b. non-agricultural land) added to this it would make one large area for development that would have the advantage that it is not that visible from the town and so any development would be minimally intrusive.

Best wishes with your work

Ian Watson
[REDACTED]

Pickhaver, David

From: Brian Harland [REDACTED]
Sent: 22 March 2015 22:42
To: Planning, Strategic
Cc: Pickhaver, David
Subject: Comments re Proposed Main Modifications to the Local Plan

fao Strategic Planning

Comments re Proposed Main Modifications to the Torbay Local Plan

As I have stated previously, I believe that Torbay is too small to be a viable Local Authority and indeed doubts to this effect were raised at the time of its formation. Torbay's economy has for years lagged behind the rest of the South West and England as is shown by comparison of the job density figures. The latest (2012) job density figure for Torbay is 0.76 which is behind the figures for both the South West as a whole (0.81) and England (0.78).

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

Consequently, I believe that the 10,000 dwelling trajectory for new homes as is now proposed in the Main Modifications to the Local Plan is too high. This is because of both the fragile state of Torbay's economy as well as the effect on reduction of green space on tourism as explained above. Further, it would seem that any new substantial housing developments in Torbay should meet a criterion of 30% affordable housing.

[PS. These are my personal views.]

Brian Harland
10 Langley Avenue
Brixham TQ5 9JF

Cc David Pickhaver