

### **Appendix 1: Summary of Issues Raised by Representations to Torbay Local Plan 1995-2011 Proposed Modifications**

The following summarises the representations made on the Torbay Local Plan 1995-2011 Proposed Modifications. There were representations from 100 different persons or organisations, giving rise to around 196 separate representations. 58 of these were objections, 111 were supporting comments, and 26 were general observations. There was one non-duly made new proposal.

Appendix 2 lists the representations in more detail. However, the major issues raised were:

#### **Statutory Consultees**

GOSW (7652) have un-resolved objections to H2, ES, TU1, WS, NC4, T26. These have been discussed with GOSW and are not fundamental issues and can largely be addressed through editorial clarifications.

English Heritage (2834) made a late representation requesting an amendment to Policy BE11 Archaeology. This relates to an issue that has already been discussed.

Network Rail (7650) object to the extension of ULPA onto railway land at Paignton. This can be addressed through an editorial clarification.

There were no objections from DEFRA, Countryside Agency, Highways Agency, National Grid, DTI/FES, and Teignbridge District Council.

Minor / factual changes that could be made as editorial matters were suggested by English Heritage, Countryside Agency, Devon County Council and South Hams DC.

#### **Organisations / Amenity Groups**

CPRE (7814) object to the proposed prestige employment site at Long Road South (E1.D) but supported the ULPA designation at Scotts Bridge (L6.6).

White Rock Combined Action Group (7844) object to aspects of E1(d) Long Road South.

The Scotts Meadow Millennium Project Group (7761) support the retention of Scotts Meadow (L6.6) as ULPA.

Collaton St Mary Residents' Association (2034) and a number of private individuals object to L5 Countryside Zone at Higher Ridge Collaton St Mary. This has now been resolved.

The Torbay District Labour Party (7665) object to new housing at Hollicombe, (H1.11) and proposals for Lymington car park. They supported the ULPA at Scotts Meadow (L6.6).

### **House Builders**

Tetlow King for SW Registered Social Landlords Consortium (7647) – object that Low Cost Market Housing is not considered as affordable housing in paragraph 3.99. They also object that a threshold level is not defined. *Note: The Local Plan policies on affordable housing have been prepared in consultation with the Torbay Housing Partnership, and are supported by the main registered social landlords operating in Torbay.*

Tetlow King for Millwood Homes (7647) object to extent of affordable housing requirement and definition. Other modifications are supported.

Lester Aldridge for Cavanna Homes (7297) object to :

- i) the designation of Scotts Meadow as ULPA (L6.6) and inclusion of buildings in the vicinity of Barton Hall Farm as ULPA (L6.6).
- ii) phasing of housing releases in H1.A and sequential approach in 3.55 (recommendation 3.08). It is argued that delaying permissions for Phase 2 land will lead to under provision of housing.
- iii) retention of Criteria 1 and 3 (relating to brownfield land and sequential approach) in Policy H2 “Housing on unidentified sites”.
- iv) definition of affordable housing (with exclusion low cost market housing) in Policy H5, and threshold level for affordable housing in Policy H7.

Halbaron Ltd (2872), Mr Easterbrook (2889), David Wilson Homes (7688)  
Turner Holden (for Barratt Homes) object to :

- i) Phasing Policy in H1A. Argues that phasing policy in H1A could jeopardise housing provision and legal agreements at Great Parks.
- ii) the definition of affordable housing which excludes low cost market housing; and
- iii) they suggest some amendments to Monitoring indicators (which are recommended for incorporation as an editorial matter).

Hunter Page Planning (1282) object to paragraph 3.72 (recommendation 3.17/H1.11) indicating that there is scope for public open space on the former Hollicombe Gas Works site.

### **Other Commercial Organisations**

Torbay Golf Centre (1964) object to deletion of H1.18 Grange Road as a housing site.

Bourne Leisure (7624) 11.29/L6.6 object to the inclusion of Barton Hall Camp in ULPA (L6.6).

Morrisons (7355) support Policy S8.

### **Private Individuals**

**Housing Issues;** H1.23 / 3.27 Detailed objection to H1.23 Dolphin (objection to principle and not to Modifications).

**Shopping and Town Centres;** 2 non-Modification related letters.

**Employment;** E1.16 objection (P L Adam - new objector). Does not relate to Modifications and is therefore not duly made.

### **Landscape issues:**

- i) **Nutbush Lane;** Mr P Bright (2907 Foot Anstey Sargent acting for). Detailed objection to inclusion of land at Nut Bush Lane/Cockington Lane, Torquay within AGLV (L2) and Countryside Zone (L5).

1 supporting representation for L2, L5 protection at Nut Bush Lane (2665).

- ii) **Higher Ridge;** 17 objections to Countryside Zone (L5) at Higher Ridge. Argue that Higher Ride should be Countryside Zone up to Stoke Road. It is so designated. Objections arise from a misunderstanding of the Modifications maps and therefore there is no substantive objection.

- iii) **Scotts Meadow;** 46 letters / forms supporting the designation of Scotts Meadow as an ULPA. (L6.6). They argue that it should be AGLV. (Note that this site is the subject of an objection by Cavanna Homes).

- iv) **Holiday camps between Barton Hall Farm and Haven camp;**  
3 supporting forms about inclusion of Barton Hall Camp within ULPA (L6.6). (Note that this is subject to objections by Cavanna Homes and Bourne Leisure).