

Collation St Mary Masterplan: Recommended Changes to Draft Masterplan

The Draft Collaton St Mary Masterplan (October 2014) <http://www.torbay.gov.uk/csm-masterplandraft.pdf> has been amended following the initial round of consultations. A revised draft version (dated February 2015) incorporates changes made in response to the initial (October 2014) consultation. (Changes are outlined in red in the revised document).

The changes between the October 2014 and February 2015 drafts are set out in Annexe 1 for clarification.

Following the second consultation (December 2015-January 2016) a number of additional changes to the Masterplan are required. **These are incorporated into the February 2016 revision of the Masterplan (attached at Appendix 2 above**, with two minor points identified awaiting clarification).

The recommended changes to the masterplan are set out below.

Recommended Additional Changes to the Draft Masterplan

Overview (and throughout the masterplan)

Update references to the Local plan to refer to the Adopted Torbay Local Plan 2012-30 “A landscape for success”. Where appropriate amend Local Plan text and policies quoted to refer to text as stated in the Adopted Local Plan. (Specifically under “Local Policy” on page 6). Note that Policy SS8 and NC1 (As modified) require project level surveys of greater horseshoe bats, and measures to safeguard them, prior to planning permission being granted.

Planning Policy Appraisal (page 5)

Amend text as follows existing section and replace as follows:

~~The local policy framework for the Torbay area is, as with many areas, an evolving one. The Torbay Local Plan, covering the period 1995 – 2011, was adopted on 5th April 2004. It is this plan which comprises a key part of the Development Plan for decision making in the local area.~~

The Adopted Local Plan 2012-30 and beyond “a landscape for success” was adopted by Council on 10 December 2015. This plan establishes policy and broad strategic allocations for future development based on updated evidence, which will ensure the delivery of a sustainable future for the Torbay area.

The Local Plan includes policy to guide development, all of which will have varying degrees of applicability for future work. However, in the context of this master planning exercise, the following are considered key.

Collaton St Mary is ~~recognised~~ allocated in Policy SS2 as a Future Growth Area. This designation recognises the potential of the area to accommodate development during the latter part of the Plan period from 2024 onwards. However Government advice is clear that sustainable development must not be delayed if infrastructure and other constraints can be satisfactorily addressed. Further support for the principle of development is contained within Policy C1 Countryside and Rural economy. This seeks to avoid unrestricted development of

the open countryside surrounding Paignton and, to ensure this; the Policy directs development to Future Growth Areas.

Whilst Policy SS2 identifies the potential of the area in broad terms, Policy SDP3 Paignton North and Western Area, specifically sub policy 3.3, provides more detail. It identifies scope for approximately 830- 460 homes in the area to meet future housing need. **As a result of the draft masterplan, the Modifications to the Local Plan reduced the number of dwellings in SDP3.3 to 460 (from 836 in the Submission Local Plan,RMM10 and RMM11).**

Whilst paragraph 5.2.2.8 does recognise the challenges for development and the particular need to ensure that development enhances the role of the village centre, it also emphasises that these challenges will be overcome through the masterplanning process which will ensure a broad range of needs, including infrastructure, are met.

The role of a masterplan and delivery through Neighbourhood Planning is referenced within Policy SDP1 Paignton. This policy reiterates the infrastructure requirements relating to the area, particularly highways, drainage and landscaping.

The Local Plan was been informed by Habitats Regulation Assessment and Sustainability Appraisal. To assess the acceptability of Future growth Areas, a further Habitats Regulation Appraisal Report of the Local Plan Strategic Delivery Areas was commissioned (Kestrel Wildlife Ltd, October 2014).

Map 6 of this report sets out likely routes for greater horseshoe bat strategic flyways. It also identifies mitigation measures that are likely to be required to achieve development in the area. A number of Modifications were made to the emerging Local Plan to emphasise the importance of addressing biodiversity issues (including in combination effects), and the need for additional survey work to be carried out between April and October (see especially Policy SS8 nature Conservation and NC1 Biodiversity and geodiversity). The relevant section of the HRA site assessment and Map 6 are appended to this Masterplan for information.

The Local Plan also sets out policies on flooding (ER1, ER2 and W5), strategic transport (SS6) and development access (TA2) and design principles (DE1 to DE3) which, among others, will be relevant to determining development proposals in the area.

The Collaton St Mary Masterplan provides an greater level of detail than can be included in the Local Plan. However, it does not replace the need for project level ecology (especially greater horseshoe bat), flooding, transport etc surveys and assessment that must be provided before planning permission can be approved.

Illustrative masterplan (page 24)

Under “The Meadow” (second bullet point), Replace existing bullet point text as follows:

~~The creation of a large publically accessible open space for the local community. This addresses local concerns regarding the lack of public rights of way and open spaces in the area for rest and relaxation.~~ The masterplan should promote public access to the countryside and open space for the community. However the primary functions of the meadow must be retained as a flood meadow and greater horseshoe bat/ wildlife corridor.

Local Centre

Add sentence to the end of the paragraph:

In addition, the site is suitable for residential use above the first floor (subject to design issues). The centre should incorporate flood resilience measures and reduce the amount of water run-off from the (currently hard-surfaced) area

Development should reinforce the context of historic buildings in the village.

Illustrative masterplan (and subsequent Phasing Plans)

Replace with Option 2 Map showing the deletion of proposed vehicular access across the meadow and replacement with a pedestrian/cycle path. Add notes:

- The role of the meadow should be conserved and enhance as a water meadow and wildlife corridor. Pedestrian/cycle access should not interfere with this primary function and should be designed accordingly (e.g. With a permeable surface and appropriate warnings that it may not always be useable in periods of high rainfall). Any lighting should be kept to a low level (0.5 lux maximum).
- Vehicular access will be from Totnes Road (Woodlands, Lower Blagdon Farm and Torbay Holiday Motel are known to be available). The layout should provide adequate vehicle accessibility and provide pedestrian/cycle links to Totnes Road.
- Improvements/alternatives to the Stoke Road junction, and road safety measures in the village will be investigated and funding sought through developer contributions. However these will not prejudice the role of the meadow.

Phase 1 map: Amend second diagram to show a pedestrian/cycle access across the meadow.

Add Appendix to the Masterplan: **HRA Site Appraisal Report of Torbay Local Plan Strategic Delivery Areas (Kestrel Wildlife Ltd October 2014) Part 5.3 Totnes Road Future Growth Area and Map 6.**

Option 2

These changes have been proposed to the previously consulted masterplan for Colston St Mary (Option 1) to address a number of highways issues.

The changes proposed within Option 2 have been driven by the desire to reduce the highway's infrastructure crossing the Meadow due to a potential conflict with the bus right corridor.

Advantages:

- The removal of the road link across the Meadow removes any chance of conflict with bays flying overhead. A pedestrian and cycling link is maintained across the Meadow.
- Additional access points are created along the A355 to alleviate the loss of the link across the Meadow at the eastern end.

Disadvantages:

- A large proportion of houses are dependant on vehicular entrances to western end of the A355. All of Phase 2 is accessed solely from a single road to the west.
- The Highway's concerns regarding the existing junction of Stoke Road and the A355 are not addressed.



Annexe 1

Changes made to the October 2014 Draft Collaton St Mary Masterplan (in the revised draft dated February 2015)

Note that further changes are required as set out in the main document.

In objective 6 mention: construction techniques and preventing crime through environmental design.

Add new paragraph at end of page:

The masterplans sets out an indicative plan for the area's development. Before development commences it will be necessary for green and physical infrastructure to be put in place. In particular, further survey work will be needed to ensure that greater horseshoe bats and other biodiversity are not adversely affected.

Whilst this masterplan has considered the issue of flooding, detailed proposals will need to ensure that there is adequate sewer capacity to serve development, and flood attenuation measures are provided, using sustainable urban drainage systems wherever possible.

Detailed applications should have regard to policies in the Adopted Torbay Local Plan 2012-30 and beyond "A landscape for success". In particular Policy DE1 "Design" sets out design considerations for development.

Site and Surrounding Context

Third paragraph, change Blagdon Barton Farm to Devon Hills

Fourth paragraph: Community School and Sports Academy at Borough Road and Waterleat Road...

Planning Policy Appraisal

Amend reference to the "Adopted Torbay Local Plan 2012-30 and beyond: a landscape for success".

Third paragraph. As a result of the draft masterplan, the modifications have reduced the number of dwellings in SDP3.3 to 460 (RMM10).

Landscape Character Appraisal

P10 Devon County Landscape Character Type. Please add to end of paragraph: Land to the west of Collaton St Mary falls within the South Hams.

P19 wider rural landscape, including the relationship with the South Hams

4.0 Consultation

P22. The Collaton Drop in day was the 22nd April 2014

Masterplan

Illustrative Masterplan: (Note that additional amendments are proposed to remove the vehicular crossing over the Water Meadow, following the December 2015 Consultation).

Delete the small parking area adjacent Primary School open space.

Note that a clear dark corridor for greater horseshoe bats will need to be retained through the Masterplan, including treed/foliage coverage to retain crossing points over the proposed link road and Totnes Road.

Phase 1

Tenth paragraph. Please add after “foraging environment”: Additional Survey work will need to be carried out to assess bat movements and inform necessary mitigation measures before planning permissions are approved.

Amend second diagram to show a pedestrian/cycle access across the meadow.

Phase 4

Please add to end of first paragraph: It is noted that there is currently stronger developer interest in these two sites, and fewer site assembly issues than with the land to the South of Totnes Road. Nevertheless development of the areas will need to ensure that they are properly supported by infrastructure, particularly drainage/flood prevention measures and the retention/ improvement of darkened corridors for greater horseshoe bats.