

Summary of representations made at Regulation 19, Proposed Submission

Torbay Local Plan- a landscape for success. The Plan for Torbay 2012-32 and beyond.

No	Person /Organisation	Email	Policy No.	Comment
Partner organisations				
P1	Torbay Development Agency		SS1, SS5 Sup	Support Local Plan
P2	Heart of the South West Local Enterprise Partnership		SS1 Sup	Support overall approach and growth strategy set out in the Plan
P3	English Rivera Tourism Company		TO1, TO2 Support	Supports tourism policies in the Local Plan, Request minor change to mention “sustainable tourism” rather than green tourism and add reference to year round tourism at part 6 no 2. Clarification awaited on Corbyn Apts
P4	Torbay Coast and Countryside Trust		SS7, SS8	General support. Minor amendments to SS8. Object that no reference is made in implementation section to green Infrastructure.
P5	South Devon AONB Unit		SS8 support SS9 support, SS 2.4 & SDB3.2 , Policies map Object	General support for the Plan: (SS8, SS9, C2,C3,C4,NC1,HE1) Support overall Plan. Minor amendment to SS8 (only harmful impacts need mitigation) SDB3.2 – general support, but object to wording re development of greenfield parts of Wall Park. Wording should be clarified, and Policy should seek to draw back development from the coast. The proposals map should draw back the development boundary from greenfield parts of the site.
P6	Torbay Local Access Forum		Aspiration 2/ ES2	Overall support for the Local Plan. Minor amendment requested to encourage micro generation, subject to landscape impact
Neighbouring District and County Councils				
LA 1	Devon County Council	Joe.keech@devon.gov.uk	SS1 sup W1 sup W4 sup M2 sup M3 sup	DCC support the Local Plan
LA 2	South Hams District Council		SS1 sup TA1/SS6/SS7 SDP3 Obj C1 Obj	Support overall thrust of Local Plan Request mention of AONB. Concern about SDP3, particularly A385 Totnes Road (request developer contributions towards A385 in South Hams) Request C1 is amended to refer to green wedges
LA 3	Teignbridge District Council	forwardplanning@teignbridge.gov.uk	SS1, SS6, SDT1, TA1,SS9	General support for the Local Plan

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National organisations				
N1	Marine Management Organisation (MMO)		-	No Objections. Refer to role of MMO and Marine licences.
N2	Network rail		SS6 sup/Gob C5 Gob	Support Devon Metro Scheme. Scheme includes Edginswell Halt, but not Kingskerswell Halt. Where development impacts on level crossings, S106 contributions are sought to carry out any required works. 6.3.1.32- clarify that all rail must be built to defined standards
N3	National Grid (Amec for)		SDT3 GOB	Development should not interfere with gas pipeline just north of the proposed future growth area.
N4	Homes and Communities Agency		H2, H3 Sup, SDT1, SDB1 Sup	Support Local plan, particularly affordable housing policy. Support self build policy- but need to show evidence of demand for self build. Support mixed use regeneration in town centres.
N5	English Heritage		SS1, SS8,SS9, SS10, HE1, HE2, TO1,SDT2 object	Object that the Plan and SA give inadequate reference to historic environment. Not clear how growth option is achievable within built environment constraints. SHLAA is not available so cannot assess whether growth strategy is appropriate.
N6	Natural England		SS1, SDT1, SDT2, SDT3, SDP1-4, SDB1-3, SS2,Ss11, TO1, TO3, C1,NC1,SS8, SS6, W5, SA, HRA	Object that Plan does not meet HRA requirements. Plan is too dependent on “down the line” assessments. Need to clarify what constraints considered by SHLAA and HRA. Waste water polices should safeguard bathing water quality. Marine economy policies should consider effect on marine conservation and cSAC/ Conservation Zone. See More detailed summary/response on HRA/SA comments.
N7	Environment Agency		SS3,SS4,SS8, SS13, SPD3,C3, ER1,W5	Overall support. Minor technical amendments requested re flooding etc. Refer to economic benefits of a good environment.
N8	South West Water (Martyn Dunn)		-	
N9	Devon and Cornwall Police Architectural Liaison Officer		DE1 SS10	Object that plan does not mention designing out crime and role of ALO. Amendments requested: matters that are likely to be resolved through editorial amendment.
N10	Sport England		SS1,SS11, DE1	Generally supportive. Need to update evidence base with Sports Facilities Strategy and Playing Pitch strategy (underway). Design Policy DE1 should

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				incorporate Active Design.
N11	CPRE Devon		SS1, SS10, SS4,C1,C2, SDT3, SDP3, SDB1,SS12, ER1	Object that the level of growth in Torbay is too high, and plan is not employment led. Reinstate AGLV at Torquay gateway and Collaton St Mary. Reduce growth level in Brixham. Make Countryside policies more resistant to greenfield development.
N12	The Theatres Trust		TO1,TC3 TC5, SC1	Object that no reference/policy is made to safeguarding theatres and other cultural facilities.
N13	The Woodland Trust		SS9, DE1, DE7, SS7,SS9	Support Plan in principle, but request amendments to strengthen protection of trees and woodland.
Parishes, Neighbourhood Forums and Amenity Societies				
F1	Paignton Neighbourhood Forum		Object to SS1,SS2, SS8,SS9, SS11, SDP1, SDP2, SDP3, H1, H4,TC1, TC2, TC3, TA3 C1,C2, C4, HE1, DE3, SC2, ER1,W5, Policies Map	<p>Growth Strategy/Housing/Employment: Detailed assessment of demographic projections (falling migration rates etc) arguing that objective assessed need is around 150-200 dpa/3-4,000 dwellings over the Plan period.</p> <p>Torbay’s capacity is argued to be 8,100 dwellings (beyond plan period), and allowance for bringing empty homes into use should be a long term commitment. Local Plan does not need to identify sites beyond year 10/15. Phasing policy should reinstate “lock gate” including truly jobs led mechanism. This can include growth rates dropping if need falls. Need a statement indicating where former policies are replaced by new Local Plan.</p> <p>Local Plan should emphasize that growth areas etc are not site allocations- these will be allocated through NPs (should be designated as Countryside Zone).</p> <p>The neighbourhood Plan is the appropriate plan to bring forward specific sites.</p> <p>Countryside/landscape: Area of Great Landscape Value (AGLV) should be reinstated (removal not justified by NPPF para 109): should cover Collaton St Mary, Westerland valley and Yalberton Valley.</p> <p>Object to allocation of further greenfield sites at Preston Down Road, Collaton St Mary. Make Policy C1 stronger. Reinstate ULPA at Queens Park. Amend DE3 to indicate that lower densities may be appropriate in rural areas.</p> <p>Town Centres strengthen town centre first policy in TC1. Object to designation of the Willows as a district centre- operates as an out of town centre. Reduce threshold for impact test to 500 sq m in TC3</p> <p>Transport – make provision for white vans/commercial vehicles in</p>

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				<p>residential development to accommodate Live/Work. Conservation Area- propose new conservation area at Yalberton Valley. HMOs- strengthen HMO Policy and implement Article 4 Direction. Sports/recreation –strengthen policy presumption against loss of sports facilities (c.f. NPPF 74). Flooding/Sewerage: limited capacity of Victorian shared sewers is a constraint on growth. Full dewtails of flood/sewerage alleviation measures should be required before determining a planning application- cannot be left to conditions. Large number of editorial amendment /wording clarifications requested to bring the Local plan into line with strategic objections made above. Support for a significant number of policies.</p>
F2	Brixham Peninsula Neighbourhood Forum		SDB1 Sup C1/SS8 Object	<p>Generally support the Local Plan and growth levels for Brixham. Object to the deletion of AGLV</p>
F3	Churston Galmpton and Broadsands Community Partnership		SS1,SS2, SS4, SS6,SS8, SS9, SS11, SS12 C1,C2, C5 SDB1, SDB3, TC1,TC3,TO 1,TO3, SC2,SC4, W5	<p>Object to housing growth figures- should be 150-200 dpa. Local Plan growth levels will result in inward migration and environmental harm (support Paignton Neighbourhood Forum’s views). Object that landscape/environmental protection around CGB area should be higher (Coastal Zone/AONB). Expand area of SDB3.1 eastwards on Key diagram to cover Golf Course and AONB. Town centre first approach to retail should be strengthened. SS6- ownership issue along cycletrack (editorial matter). Refer to parking provision for home working,. Strengthen rural protection policies (C1,C2 etc). Define minor developments as up to 5 dwellings. Strengthen policy on protection of recreation space. SC4 Strengthen protection of agricultural land and extend to pasture land. W5- require full details of waste water management to be submitted with planning applications, to address problem with sewer capacity</p>
F4	Torquay Town Centre Community Partnership and Cockington Chelston and Livermead Community Partnership (joint		Object to SS1,SS2,SS3, SS4,SS5,SS8, SS9, SS11, SS12,C1, C2, SC4, SDT1, SDT2, TC1,	<p>Growth Strategy SS1, SS2 Object. Plan is not jobs led and ignores that migration is falling. Consider as de facto objection to SS1 (although objection to 8-10k homes is not stated). Higher % of B uses should be required as part of employment provision. Object to deletion of lock gate mechanism. Five year review may show a decline in need.</p>

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	response)		TC2, TO1, TO2, HE1, HE2, H6,SC2, ER1,W5	<p>Role of neighbourhood Plan Object that Local Plan obtrudes too much into neighbourhood Plan matters. Make it clear that areas of search, timescales and capacities are not site allocations but indicative only- the Neighbourhood Plan should allocate.</p> <p>Landscape C1, HE1, C1, SS9. Need clear designation/policy on Country Parks. Should have similar weight to AONB. Make Policies C1 and C2 more restrictive of development. Object to Local Plan Strategy- Object to level of growth- supports Paignton NF’s proposed growth rate. H1E1, HE2 need to clarify/provide more detail.</p> <p>Town Centres Strengthen TC1’s protection of town centres and propose arts centre. Treat The Willows as out of centre in terms of sequential test. Tourism Clarify meaning of TO1 (point 3) maritime facilities in harbour area. HMOs add additional criteria “would not conflict with any other Policy of the LP or NP”. Bring A4D into effect. H6 –Support policy of encouraging people to live in their own homes. Should be accompanied by improving “substandard” accommodation especially privately rented accomm.</p> <p>SC2 Recreation facilities- strengthen presumption in favour of retaining/protecting recreation facilities. Flooding Full details of flood risk/sewerage should be submitted at application stage to ensure that they can be addressed. Should not be left to planning conditions due to flood risks/ age of sewers.</p>
F5	St Marychurch and District Community Partnership		SS6, TA1, H6, DE3 (minor amendments), SDT2, SDT4, TO2, TO1 (Sup)	Better management and penetration of public transport. (SS6, TA1) H6, (and DE3) Support policy H6 but should not reduce stock of care accommodation too far. Need to support upgrading housing stock especially private rented stock. Support for SDT2,SDT4,TO2,TO1
F6	Torre and Upton Community		SS1, SDT1, W5 obj	Object to review policy (treat as SS1, 4.1.29): should be revised to allow growth rates to fall, should evidence of need indicate this.

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	Partnership (Mrs Susan Colley for)			Housing should not come forward until clear evidence that the infrastructure can cope.
F7	Paignton Heritage Society		SDP1, DE1 Obj	Propose new conservation area serving Paignton seafront and linking other CAs.
F8	Stoke Gabriel Parish Council		SS1 etc Obj HE1 ER1	Object to Plan – endorse Paignton neighbourhood forum’s comments. Additional comments on flooding, light pollution, preventing rat-running and propose new conservation area at Yalberton. Endorse part of Paignton NF’s comments
F9	Stoke Gabriel Parish Plan Group		SS1,C1,C2, C4, SS9, SS6, SS13,ER1	Support Paignton neighbourhood Forum’s comments (i.e. SS1 Obj). Object that insufficient protection given to environment at Yalberton Valley, including Orchards. Make green wedge polices stronger (C1 and C4) and stronger on resiting light pollution. Reduce rat-running (refer to Aish, Whitehill and Galmpton at 4.3.17). Strengthen reference to SUDS in ER1 and SS13
F10	Stoke Gabriel Low-E Group.		SS1, DE1, DE2, SS10, SS13, DE1,H3, ES1	Support Paignton neighbourhood Forum’s comments (SS1 Obj) Government’s Standards Review reduces scope to set local targets on energy efficiency etc. H3- make more Council land available for self build. Various minor amendments about achieving tenure neutral design etc.
F11	Collaton Defence League		Object to SS1,C1, SDP3, SS7,ER1, Object	Object to overall level of growth. Object to development at Collaton St Mary. Plan is not supported by an adequate infrastructure delivery plan-specifically relating to flooding.
Business Sector/Organisations/Social Enterprise Sector				
B1	SW HARP Planning Consortium (Tetlow King for)		SS1,SS2, SS4,SS5,SS8, SS12,TA2,C, H2,H3,H6,D E1,DE2,DE3, SC1,SC4,ER1	Object that housing numbers are below objectively assessed need (12,300 dwellings) and SHMA is out of date. Future growth areas should be brought forward sooner to increase supply of housing. Object to affordable housing requirements being relaxed in order to help viability. Concerns about self-build policy.
B2	South Devon College (GVA for)		SS1 Sup SS3,SS4, ES1 Obj.	Broadly support the Local Plan. Refer to SDC’s renewable energy area of excellence.
B3	Torbay Business Forum		SS1, E1, SS4 Support SS4 Obj	Support overall level of growth and supportive framework for investment. SS4 Obj- plan should make more provision for Science/IT Park TO2 obj- make for provision for 4-5 star hotel

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No	Person /Organisation	Email	Policy No.	Comment
			TO2 Obj (make proposals, not in-principle objections)	
B4	Babbacombe Bay BID		Aspiration 1 SDT4, TC2 GOB	Mention Babbacombe Bay BID Area.
Development Industry –Housing				
HB 1	Home Builders Federation		SS1,SS11,SS12, H1,H2, H3,TA1, DE2,DE3,ES1	Object to housing numbers- below objectively assessed need (13,000 dwellings). Raises Duty to Cooperate issues (i.e. unmet requirement should be met in adjoining areas). Lack of 5 year supply. Concerns that policy on energy, Building for Life, space standards etc will impact on viability.
HB 2	McCarthy and Stone (The Planning Bureau/Ziyad Thomas for)		H6 Sup	Local Plans should make provision for people in need of care. Policy H6 of the Local plan is supported
HB 3	PCL Planning (for Sladnor Park?)		SS1, SS11, SDT1 Object	Support many aspects of the Plan. Object to housing level- should be 11,500-13,500 Propose Sladnor Park as a housing site.
HB 4	Landford Estates		TO2 Object	Object to inclusion of Corbyn apts within CTIA. Evidence base behind tourism policies is out of date.
HB 5	Bloor Homes (Barton Willmore on behalf of)		SS1,SS11, C1, SDB1	Object that housing target is too low. Detailed assessment to argue that requirement is 900-1100 dpa. Suggest wider housing market area assessment. Object that policy C1 imposes a de facto green belt. Brixham and Churston are artificially constrained below actual potential.
HB 6	Boyer Planning		ASP1, ASP4, SS1, SS2,SS3, SS4,SS5, SS6,SS10, SS11,SDP3, SDP1	Housing numbers do not meet objectively assessed need and does not meet wider benefits of housing. Future Growth Areas should not be constrained and should be brought forward sooner.
HB 7	Taylor Wimpey (Exeter Ltd) Origin3 for (Colin		SS1,SS2, SS6, SDP3,	Object to housing figure- below objectively assessed need (12,300 dwellings).

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	Danks)		SS2,SS12 H3	SPD3/SS2 support Future Growth Area at Collaton St Mary. Should be brought forward earlier in plan period (object to phasing and requirement for non-housing uses unless a need can be shown). SS6- support upgrading of A385 Totnes Road. SS12 (5 year supply): policy replicates NPPF and should be deleted. H3 (affordable housing). No objection in principle but policy should set out mechanisms to determine site viability.
HB 8	Mrs J Tyrell Herridge Property Consulting		SS2, SDP1, SPD3	Support Collaton St Mary growth area. Former Torbay Motel is available for redevelopment.
HB 9	Devonshire Park (Blue Sky Planning for) (Former Nortel site)		SS1,SS2,SD 1, SPD3	General support for Plan but object that there is undue reliance on Neighbourhood Plans and Masterplans to deliver sites (particularly former Nortel). This should be made into a clear allocation. Object to phasing- should be allowed to come forward earlier in Plan period. Clarity sought that employment space also comprises non-B uses.
HB 10	Waddeton Park LTD - PCL Planning for (Jackson family)		SS1, SS11, SDP1 Object	Support many aspects of the Plan. Support principle of development in west of Paignton Object to housing level- should be 11,500-13,500 Paignton could accommodate higher growth rate. Request lower % of employment.
HB 11	Abacus Properties and Deeley Freed (Stride Treglown for)		SS1,SS4,TC 2,SDB1,SDP 3, Object	Object that Local plan is not meeting objectively assessed requirement, and Torbay should be a +20% NPPF buffer area. 900 dpa needed for first part of Plan period. Low housing target will constrain employment growth. Propose land at south of White Rock (T756b). White Rock should be a local/district centre.
HB 12	Northern trust (Tetlow King for)		SS1,SS2, SS3,SS7, SS8, SS9,SS10, SS11,SS12, SDB1, SDB3, TO2, TA2,NC1,H 1, H2, DE1, DE2,DE3,SC 1,SC4,ES1	Growth levels too low. Support Wall park, Brixham, but policies should be less restrictive. Concerned about cumulative impact of various policies on viability
HB 13	Mrs Hosking (Smithsgore for)		SS1 SS8,	Object that Plan does not meet objectively assessed need, particularly in Brixham. . Plan should define what is meant by major development in the

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			SS12 SDB1 SDB3	AONB. New housing site proposed St Marys Park and Upton Manor Campsite
HB 14	Gladman Developments		SS1,SS11,C 1,H2,	Object that Local Plan is not meeting objectively assessed need and PBA report is itself likely to be an underestimate. May be a duty to Cooperate issue as there may be a need to find housing on neighbouring land. Support future growth areas and brownfield development, but should not preclude development elsewhere. Green wedge policies should not be given too much weight.
Retail Developers (Supermarkets)				
S1	Sainsburys (WYG for)		TC1/TC3 Obj	Support overall hierarchy. Object to Willows district centre being constrained.
S2	Tescos (Amythest Properties for)		SS2, SS6, SDT1,SDT3, TC1,TC3. Obj.	Object to designation of Edginswell as B1 employment. B1 not viable and therefore Gateway and Edginswell Halt is not deliverable. Test of retail harm to town centres is too high.
Private Individuals–Torquay (excluding Broadley Drive)				
T11	Julian Sanders		HE1, HE2, SDT3 GOB	Protect the historic setting of Edginswell Hall (treat as general observation)
T12	Anthony Garlick		SS9 Obj HE1	Object to inclusion of Redstone in the Country Park and Conservation Area
Private Individuals- Broadley Drive				
BD 1	Andrew Stockman		SDT1	Object to housing site at top of Broadley Drive (SHLAA T707). Reasons include landscape impact, loss of greenspace, wildlife, transport impact, lack of school places, doctors and other infrastructure. Water run-off. Significant development is proposed in the area at Hollicombe.
2	Rob and Carole Seaton		SDT1	As above
2	Mr Martin Read		SDT1	As above
4	Mr peter Apps		SDT1	As above
5	Mr Graham Whetlor		SDT1	As above
6	Mr Philip Thomas		SDT1	As above
7	Mrs Liz Dobson		SDT1	As above
8	Mr Kingsley Woods		SDT1	As above
9	David Sanders		SDT1	As above
10	Dr S S Gill		SDT1	As above

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11	Sonia Saanders		SDT1	As above
12	Shirley and Brian Clement		SDT1	As above
13	Andrew Gibbs		SDT1	As above
14	John and Gillian Cook		SDT1	As above
15	M A Arthur		SDT1	As above
16	Chris and Joe Greatrex		SDT1	As above
17	John Francis		SDT1	As above
18	Chris Dainton		SDT1	As above
19	Mr and Mrs H E Newman		SDT1	As above
20	Mr Pietro Matassa		SDT1	As above
21	Chris Lander		SDT1 SS1	As above Object that increase in housing and 750 jobs per year is too high. The Local Plan should take a jobs first approach.
22	Peter Snow		SDT1 TC1 gob	As above. Better to condense shopping area and reuse vacant shops for housing- these would be close to facilities.
23	Sue Macleod		SDT1	As above
24	Sheila Morley		SDT1	As above
25	Mrs Jill Smallshaw		SDT1	As above
26	John Wright		SDT1	As above
27	Mrs Christina Wright		SDT1	As above
28	Mr Andrew Fiderkiewicz		SDT1	As above
29	David Searle		SDT1	As above
30	Helen Booth		SDT1	As above
31	Wing commander Trevor Oakley and Peggy Oakley		SDT1	As above
32	Mrs E A Pring		SDT1	As above
33	Mrs D O Nunn and Mr P Nunn		SDT1	As above
34	Carol Franks		SDT1	As above
35	David Bickford		SDT1	As above
36	Stephanie Bickford		SDT1	As above
37	Dennis Huxley		SDT1	As above
38	Lesley Richardson		SDT1	As above
39	David Newton		SDT1	As above
40	George Govier		SDT1	As above

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41	Mr and Mrs R White		SDT1	As above
42	Neil Stanlake		SDT1	As above
43	David Dabbs		SDT1	As above
44	Carol Stanlake		SDT1	As above
45	Shirley Dabbs		SDT1	As above
46	Margaret Butler		SDT1	As above
47	Audrey Keenan		SDT1	As above
48	Roger Keenan		SDT1	As above
49	June Secker		SDT1	As above
50	Sarah Bird		SDT1	As above
51	Martin Newey		SDT1	As above
52	Anne Krasnopolski		SDT1	As above
53	Adam Krasnopolski		SDT1	As above
54	Yvette Ball		SDT1	As above
55	Mark Ball		SDT1	As above
56	Robert White		SDT1	As above
57	Denis J Reid VRD		SDT1	As above
58	George Broom		SDT1	As above
59	Ann Broom		SDT1	As above
60	Patrick Canavan		SDT1 SS1	As above Plan should safeguard the environment by taking more radical approach to redeveloping town centres.
61	R N Carter FRICS		SDT1	As above
62	Thomas Hunt		SDT1	As above
63	T A Davies		SDT1 SS1 Obj	Broadly Drive as above. Level of growth in Plan is too high due to lack of employment in the region.
64	Phil and Helen Thomas		SDT1	As above
65	Carolyn Perrett		SDT1	As above
66	Judith Keane Andrew Miller		SDT1	As above
67	LYN SMITH		SDT1	As above
68	SUZANNE SENGUPTA		SDT1	As above
69	Atanu Sengupta		SDT1	As above
70	Mrs S A Wilson		SDT1	As above
71	Jim Bagwell		SDT1	As above
72	Jane Wills		SDT1	As above

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73	Michael Holder			
74	Margaret Holder			
75	Mr and Mrs Crapnell			
76	Mr Ian Lane			
77	Mrs Jennifer Lane			
78	Mr Howard Richards			
Private Individuals -Paignton				
P1 1	Adrian Gee		SS1, SS2 SDP1 SPD3	Object to housing numbers- plan does not take a jobs led approach. Object to development at Collaton St Mary: urban sprawl, flooding/drainage, highways, landscape issues. Development should focus on lower risk flood areas.
P1 2	Leaf Lovejoy		SDP3, SS9, C1,ER1,	Object to Collaton St Mary due to impact on Stoke Gabriel. Propose Yalberton Valley and conservation area/ green infrastructure corridor.
PI4	John Pouney		SS1,SS11	Need for more greenfield housing sites to avoid town cramming. Need more cycling facilities in parks,. Promote fresh food markets in town centres to promote healthy eating.
PI5	Mr Micheal Webster		Object to: SS1,H1,SS2, SDP3,C1, HE1,DE1,SS 6/TA1 Obj, DE1	Object to growth levels- population figures are exaggerated. Local Plan should take a stronger protection of greenfield sites and green wedges. Proposes a conservation area in Yalberton Valley. Reinstate AGLV. Greater emphasis on flood protection.
Private Individuals Galmpton/Churston				
GI 1	Steve Sherrin		ER1,SS1,SS 11H1,H2,IF 1,SD1,TA1	Strengthen policy restricting development on floodplains, Object to number of dwellings and jobs (Overestimation of need will lead to second homes). Detail breakdown of dwellings in Galmpton. Assess development areas for potential health risk. Need to improve road infrastructure before new development is permitted.
GI2	Mrs J Collinge		SS1,H5 obj SB1, SDB2, SDB3 SS6, TA1, SS4,SS5, SS11	Regular traveler occupation at Galmpton- the council should cooperate with other Devon authorities to identify sites Housing targets in Churston are not justified by evidence of available land Various transport improvements around Churston are suggested: complete dualling of Western Corridor, reduce rat running through Bascombe Road

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				and manage traffic generation at Grammar School, provide integrated rail link across Torbay. Jobs total is too optimistic – does not take into account business failures and reduction in public sector employment. Inadequate transport infrastructure. Should lead to reduction in jobs and housing numbers.
Private Individuals-Brixham				
B1	John Robinson		SDB2,	Object to development on Oxen cove and freshwater Quarry. Plan is unsound for proposing this. Loss of car parks close to waterside will harm tourism and visitor spend. (Mr Robinson refers to survey evidence backing this view). Wishes to appear at EiP
B2	Brian Harland		SS1,SS8 SS11, H2, C2	Object to growth strategy in the Plan- will destroy tourism appeal. Sites should be required to provide 30% affordable housing.
B3	Mr Colin Chandler		SDB1,SS11	Policy SDDDB1 can only rely on windfalls if these windfalls do not have environmental, waste water etc constraints.