

Churston Galmpton and Broadsands Community Partnership

Brokenbury Development Proposals – Community Consultation

Over the last few weeks the CGBCP have been consulting with local residents in an effort to understand their views on the proposals for the Brokenbury site in Churston. Our current understanding is that there are two proposed developments:

1. The “Sports Hub” proposed by Torbay Sports Council in conjunction with Brixham Villa FC, Brixham Archers and Paignton Rifle and Pistol Club,
2. The “Rural Community Recreation Project” facility proposed by “Residents for Churston” in conjunction with Richard Haddock who runs the Churston Traditional Farm Shop adjacent to the Brokenbury site.

We have held two key consultation events. The first was a site visit and display using the council’s consultation caravan at Churston Grammar School which took place in the autumn. Subsequently both projects were featured at our Community Engagement event on January 5th. We estimate that some 100 people attended the first event and over 500 people the second event. It should be noted that there were a wide range of exhibitors at our Community Engagement event and it is therefore impossible to know whether all those who attended were specifically interested in Brokenbury. However, throughout the evening both the Sports Hub and the RCRP stands were very busy!

At both these events people were given the opportunity to fill in feedback forms. These forms did not specifically ask people to express a preference for one project or the other (although many did so) but rather gave the opportunity to give general comments about both projects. The forms were created by Tracey Cabache’s Community Partnership management team and once collected were collated and analysed by that team. A copy of their report is appended at Appendix 1. The “votes” referred to in that report are intended to put a quantitative interpretation on what was essentially qualitative feedback.

In addition to the responses on the feedback forms the Community Partnership has been made aware of other concerns including:

- Noise & light pollution from a sports hub development.
- The vehicular access to the Sports Hub which is shown in the latest plan (as exhibited at the Community Engagement Event) as being off Bridge Road.

In summary, there was overwhelming opposition to the Sports Hub and a clear indication that if Brokenbury is to be developed then the RCRP is the preferred option for local residents.

We would make two significant observations on these results:

1. In addition to the feedback forms received members of the CGBCP Steering Group have spoken widely and at length with local residents. One theme that has come through from these discussions is that people prefer the provision of the RCR to the Sports Hub only if

something has to happen on the site. We feel that people are largely resigned to the fact that development will take place on the site and it is in this context that a preference has been expressed for one development over the other. The view of the Community Partnership is that if there is a genuine option to retain the site in its current form, securely protecting it from development in the long term, then this would be the preferred option of local residents. At the last Steering Group meeting of the Community Partnership this view was endorsed by representatives from Galmpton Residents Association, Broadsands and Elbury Residents Association and indeed Residents for Churston.

2. Neither scheme is in a final plan form. Rather both schemes are in a draft form with scope for modifications.

In light of the consultation carried out so far the Community Partnership view is as follows:

- A. The Sports Hub proposal should be rejected, certainly in its current form which is well beyond the meaning and spirit of the site designation in the Local Plan, out of keeping with the area and opposed by the local community.
- B. We wish to investigate fully with the TDA and Torbay Council the possibility of retaining the site in its current form, securely for the long term.
- C. If indeed there is a possibility of the site remaining in its current form this alternative should be properly communicated to local residents and their views sought.
- D. Notwithstanding the views of local residents it is not possible at this juncture for the council to make a decision between these two projects given that neither has been consulted upon in a "final" form.
- E. If the Sports Hub proposal is not rejected at this stage then both that and the RCRP scheme should be developed to a final firm design stage and presented to the local community for further consultation.
- F. As part of a further consultation stage a formal questionnaire or ballot should be used to ascertain the preference of the local community in respect of all available options.

We hope that you will respect the views of the local community reflect the above considerations in your recommendations.

Ken Pritchard

Chairman, Churston, Galmpton and Broadsands Community Partnership

APPENDIX 1.

Brokenbury Quarry Development – Consultation Results

123 forms were completed by residents living within the Community Partnership area.

The results from those residents are as follows:-

For the Rural Community Project	96 votes
For the Proposed Sports Hub	4 votes
For a lower scale sports facility	8 votes
No development at all	4 votes
No answer regarding preference	10 votes
No preference but against Sports Hub	7 votes

36 forms were completed by residents living outside the Community Partnership area.

The results from those residents are as follows:-

For the Rural Community Project	1 vote
For the Sports Hub	23 votes
No development at all	1 vote
No answer or not clear what was being supported	11 votes

10 forms were completed without provision of a name or address.

The results from those are as follows:-

For the Rural Community Project	3 votes
For the Sports Hub	2 votes
No answer	2 votes

No development at all

3 votes

Most of the comments involved concerns over increased traffic on a road that is already heavily congested.

There were concerns over any development of a sports facility leading to the area being re-designated as a brown field site, opening the way for future housing developments. Most felt that the Hub would not be a sustainable option due to other sports facilities struggling with membership and finances, which would ultimately lead to closure.

Many people suggested that this rural location is not suitable due to the nature of the surroundings and access issues, and felt that it would be more suitable for a Sports Hub to be built at Whiterock, South Devon College, Churston Grammar School, Clennon Valley or the ring road.

They also wanted the buildings of the sports facility to blend in with the rural surroundings if that goes ahead.