



Consultation Statement

(second version)

An integral part of the Brixham Peninsula Neighbourhood Plan

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1 Introduction

1.0.1 This statement has been produced by the Brixham Peninsula Neighbourhood Forum ("the Forum"). It accompanies the proposed Brixham Peninsula Neighbourhood Development Plan ("the Neighbourhood Plan") prepared by the Forum and submitted to the Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (the "Regulations").

1.0.2 The purpose of this statement is to evidence that the Neighbourhood Plan is properly informed by the consultation evidence by setting out in accordance with Regulation 15(2):¹

- who was consulted;
- how they were consulted;
- in summary what the comments were made; and
- how the Forum responded.

¹ <http://www.legislation.gov.uk/ukxi/2012/637/regulation/15/made>

2 The Neighbourhood Forum

2.1 Early formation

- 2.1.1 In 2008, a Brixham Town Plan Steering Group was formed. Through extensive public consultation this group drafted the Brixham Town Design Statement which was published in draft form in June 2010 by Brixham Town Council.
- 2.1.2 Following the Localism Bill there was a proposal to develop this draft document into a Neighbourhood Plan for Brixham. To effect this, Torbay Council secured a £20,000 grant under wave 3 of the Department for Communities and Local Government ("DCLG") frontrunner scheme.
- 2.1.3 This coincided with the unorthodox decision by Torbay Council to set up 3 Neighbourhood Plans across Torbay (one for each of Brixham, Paignton and Torquay) which:
- together covered the entire unitary authority area;
 - were individually some of the largest neighbourhood areas designated anywhere in the country;
 - had "expectations" placed on them to bring forward sites to deliver the aspirations in the Local Plan; and
 - were left with unresolved matters of Habitat Regulations Assessment ("HRA") from the Local Plan.
- 2.1.4 Torbay Council originally proposed that the village areas of Churston, Galmpton and Broadsands be considered part of the Paignton neighbourhood area. This was not supported by the local community. At the AGM of the Community Partnership for Churston, Galmpton and Broadsands in June 2011 there was a unanimous vote of the, circa one hundred, people attending that the area should partner with Brixham. This request was kindly accepted by Brixham.

- 2.1.5 The **Basic Conditions Statement** sets out in more detail how it is the Brixham Town Council that has primary authority and responsibility for neighbourhood planning and how they dealt with this role by setting up the Neighbourhood Forum as a wholly independent sub-committee.
- 2.1.6 The inaugural meeting of the Forum took place in June 2011 at the Bay Coffee Company. In accord with the intent of the Localism Act 2011 it was agreed the Forum would be community-led. The meeting elected a Chairman and Vice Chairman, each coming from a different part of the Neighbourhood Area as the first step of promoting an integrated approach of joint working.
- 2.1.7 Formal approval to the designated Neighbourhood Area and Neighbourhood Forum was confirmed unanimously by Torbay Council in December 2012.

2.2 Development of the Neighbourhood Plan

- 2.2.1 Since its formation, the Forum has held regular meetings. The majority of these meetings have been held in Brixham using key recreation venues as well as the Brixham Town Hall and, in an effort to be as inclusive as possible, meetings have also been held in the venue in the villages used by the Churston, Galmpton and Broadsands Community Partnership for its meetings.
- 2.2.2 All meetings of the Forum have been in public and, in accordance with the constitution, were advertised at least 7 days in advance by Notice on the Town Council Notice Board and e-mail to those who requested they be so notified. Copies of the Agendas and Notes or Minutes of these meetings are published on the website of the town council. See the content under the heading "Brixham Peninsula Neighbourhood Forum" on the following two pages:
- www.brixhamtowncouncil.gov.uk/meetings.php
 - www.brixhamtowncouncil.gov.uk/meetings_archive.php
- 2.2.3 These meetings were primarily focused on how to best implement the feedback received from community consultation. How this consultation was undertaken is set out in more detail below.

3 The Town of Brixham

3.1 The Brixham Town Council

3.1.1 Engagement in the Town of Brixham by the Neighbourhood Forum has been linked heavily to the Town Council. The Chairman of the Forum is a Town Councillor and, by co-incidence, also a Torbay Councillor. A number of other Town Councillors have also been involved. The Forum Treasurer is a Town Councillor. Also work on the Housing Site Assessment in relation to Brixham Town sites has been assisted by a former Chairman of the Town Council.

3.1.2 Brixham is also served by the Brixham Community Partnership. Across Torbay the 16 community partnerships provide an opportunity for people who live or work in the different parts of Torbay to discuss issues of common concern, influence the way in which services are provided and improve their local area. Brixham Community Partnership assisted in community engagement events.

3.2 The Signal

3.2.1 Brixham Town Council publishes a community magazine called "The Signal". This is distributed by post to the entire TQ5 postcode area (the whole of the administrative area of Brixham Town Council as well as some parts of Churston and Galmpton) and is available online.² The Forum has sought to promote the Neighbourhood Plan through the Signal.

3.2.2 In aggregate, 19 different editions of the Signal refer to the Neighbourhood Plan, the Brixham Town Design Statement or the Brixham Town Centre Master Plan. There were also detailed articles in editions of the Signal published in January 2013; April 2013; July 2014; October 2014; January 2016; April 2016 where there was a centre spread regarding the Neighbourhood Plan and the Neighbourhood Forum; January 2017; April 2017; and July 2017.

² <http://www.brixhamtowncouncil.gov.uk/newsletters.php>

3.3 July 2008 survey

- 3.3.1 In July 2008, a group at the time called the "Brixham Parish Plan Steering Committee", working under the auspices of the Town Council, sent a detailed questionnaire to every household in the Parish of Brixham Town Council.
- 3.3.2 This area-wide survey, which pre-dated the formation of the Neighbourhood Forum, asked the local community about features of the area which in the eyes of the local community were either valued or otherwise made the area special. It then went on to asked the local community about ways the area could be improved.
- 3.3.3 In total some 248 responses were received and the key themes identified were that the retail offer of the Town could be improved; that there was a requirement for more affordable housing and more eco-friendly family houses which could be adapted to meet lifelong needs; and that more pavements and more cycle-ways could improve transport. The results of this consultation were taken forward at a further event in October 2009.

3.4 July 2010 community engagement event

- 3.4.1 In July 2010 the Brixham Parish Plan Steering Committee held an event to launch work on the **Brixham Town Design Statement**. This launch event sought to encourage participation in the wider body of work which became the both the Brixham Town Design Statement and the Brixham Town Centre Master Plan parts of this Neighbourhood Plan.

3.5 January 2013 community engagement event

- 3.5.1 In January 2013 the Neighbourhood Forum ran a community engagement at the Scala Hall in Brixham. Attendees were asked to identify on maps areas for development in the form of homes and jobs, and also areas for protection as greenspace. The existing evidence base in the form of the Torbay Council 2008 Strategic Housing Land Availability Assessment ("SHLAA") was made available to inform attendees as regards Torbay Council suggested sites. Over the course of the event there were 125 attendees. Maps from the event which showed community preferences on sites fed into the Neighbourhood Plan process.

3.6 September 2014 and September 2016 “Celebrating Brixham” events

3.6.1 In September each year a collection of local groups organise a “Celebrating Brixham” event. The main event is organised by Brixham Town Council, Brixham Community Partnership, Brixham Arts and Theatre Society (BATS) and Brixham SeaWorks and presents contributions from 50 Brixham clubs and other groups. The Neighbourhood Forum ran dedicated stall in September 2014 and September 2016 to promote the Neighbourhood Plan and increase community engagement on the draft proposals. Over the course of the event more than 200 people attended.

4 Churston, Galmpton and Broadsands

4.1 The Churston, Galmpton and Broadsands Community Partnership

- 4.1.1 The villages of Churston, Galmpton and Broadsands are not parished but do have a well-established community partnership – the “Churston, Galmpton and Broadsands Community Partnership”. The Vice Chairman of the Forum is the Chairman of the Community Partnership.
- 4.1.2 In addition there are two residents associations. Galmpton has the Galmpton Residents Association (“GRA”). Broadsands has the Broadsands and Elberry Residents Association (“BERA”). Both of these groups have also actively participated in the Neighbourhood Plan process. Key members and former members of these groups are members of the Churston, Galmpton and Broadsands Community Partnership steering group and directly involved in the Neighbourhood Plan representing these areas.
- 4.1.3 There is a community magazine called “the Gazette” for Churston, Galmpton and Broadsands which is published quarterly. Edited by a local resident and produced for the benefit of the community, hard copies of the Gazette are distributed by a group of volunteers to all households in the Churston, Galmpton and Broadsands area and are available online.³
- 4.1.4 The Churston, Galmpton and Broadsands Community Partnership has always benefited from a prominent one page article in the Gazette. In all but 3 of the 24 editions of the Gazette which have been published since Autumn 2011, the Community Partnership specifically promoted the Neighbourhood Plan as a main heading in their article. A selection of some of the articles from the Gazette is shown below (**Appendix 1**).
- 4.1.5 In the 3 editions where this Neighbourhood Planning was not specifically promoted, this was only because the article was dedicated solely to another related matter. Reference here is made to the Churston Golf Course Inquiry (which dominated the Spring 2014 and Summer 2014 editions) and the Mayor’s

³ <http://www.tatewise.co.uk/gazette.htm>

Churston Covenant (which dominated the Summer 2015 edition). Both of these topics are explored further below.

- 4.1.6 The themes covered in the series of articles in the Gazette has tracked the stages of the Neighbourhood Plan. This has variously meant people's attention was drawn to the existence of and importance of the plan; the various consultation events; community feedback opportunities on the outcomes of these consultation events; and latterly the Regulation 14 consultation.

4.2 April 2010 survey

- 4.2.1 As set out above, consultation in the villages was front-end loaded in that comprehensive community engagement took place before work commenced on the plan.
- 4.2.2 Indeed the very first area-wide survey in April 2010 pre-dated the formation of the Neighbourhood Forum. This survey undertaken by the Community Partnership involved physically sending a survey to every house in the Community Partnership area (over 1,500 households). The survey asked the local community about features of the area which in the eyes of the local community were either valued or otherwise made the area special. It then went on to ask the local community about ways the area could be improved.
- 4.2.3 In total 251 responses were received and the key themes identified were the protection of public open spaces, protection of the coastline and highway issues.

4.3 November 2011 scoping workshop

- 4.3.1 A public scoping workshop was held in November 2011 at the Churston Farm Shop Cafe where there were large-scale maps of the area and people were asked to identify areas that are important to preserve and areas where there could be appropriate development.

4.4 February 2012 survey

4.4.1 This survey, again undertaken by the Community Partnership, also involved physically sending a survey to every house in the Community Partnership area (over 1,500 households). Open ended questions were posed in the areas of: Employment and the Local Economy; Environment, Coastline and Green Space; Housing and Planning; and Travel and Transport. Opportunity was also provided for respondents to comment on other areas of importance.

4.4.2 In total 139 responses were received. The main themes identified were:

- Public green space is the most valued asset followed by the sea/coast
- Peace and quiet is very important
- The major threat is seen as over development
- Additional employment should be on existing sites
- Improved footpaths/pavements needed
- Split on whether additional housing needed
- Support for first time/affordable housing
- Any houses should be in keeping with the area
- Developments should be spread across the area and be small scale.

4.5 November 2012 community engagement event

4.5.1 In November 2012 a community engagement event was held in the School Hall at Churston Ferrers Grammar School showing possible housing, employment and greenspace sites based on earlier consultation responses and the existing evidence base (e.g., Torbay Council SHLAA). Attendees were asked to comment on these proposed sites and also to identify other potential sites. In addition draft policies were on display and comment was requested on these.

4.5.2 **In total 102 people attended and** as people were given the open-ended opportunity to comment **more than 600 points of feedback were received.** A graphic showing the types of allocation maps on display is given at **Appendix 2.** This meeting was used as the basis for the original consultation evidence for the allocation of sites including:

- Local Green Space Sites. Sites E4 – 13 Churston Golf Course, E4 – 14 Elberry Headland and E4 – 15 Warborough Common which can all be seen marked. There were 105 separate points of feedback regarding site E4 – 13 and 100% support for the allocation. There was also 100% support for E4 – 14 and E4 – 15.
- Housing Sites. Site H3 – C8 Gliddon Ford (prior to any planning application coming forward which subsequently resulted in its allocation as a committed site), H3 – I10 Waterside Quarry and H3 – I11 Knapman’s Yard can all be seen marked. There was 67% support for the allocation of H3 – C8, 100% support for H3 – I10, and 50% support for H3 – I11.

4.6 Churston Golf Course Inquiry

4.6.1 Community engagement with the Neighbourhood Plan within Churston Galmpton and Broadsands has been assisted by the planning applications related to Churston Golf Course.

4.6.2 Churston Golf Course is an 18-hole course located in Churston with historical associations back to Agatha Christie novels and whose fairways offer spectacular views of the Bay. The land is owned freehold by the Council and is leased by the operating company Churston Golf Club Ltd.

4.6.3 There have been a series of unsuccessful planning applications dating back to 1974 which have all attempted to relocate the clubhouse and land comprising the 1st and the 18th holes to alternative sites in the vicinity in order to bring forward the current site for housing.

4.6.4 The latest 2012 scheme was promoted by the Council in its function as landowner through its development company subsidiary the Torbay

Development Agency (TDA). The planning application was however refused and dismissed at appeal (Ref: APP/X1165/A/13/2205208).

4.6.5 The Churston, Galmpton and Broadsands Community Partnership appeared as a Rule 6 Party in the Inquiry where it was represented by Gregory Jones QC and David Graham of Counsel. The appeal was dismissed on 3 grounds.

4.6.6 Two of these grounds, namely the Habitats (and the legal position regarding the Habitats Directive) and Landscape impacts, have informed directly the Neighbourhood Plan and justify the stance taken as set out in the Basic Conditions Statement at Section 5(f) regarding the Habitats Directive.

4.6.7 From a consultation perspective the appeal reinforced to the local community the need to find sites which could accommodate housing – recognising that if the housing allocated to Brixham by Torbay did not get allocated to the Council's land which formed part of Churston Golf Course it had to go somewhere.

4.7 Churston Golf Course Petition

4.7.1 As set out above, the land operated by Churston Golf Club is owned freehold by the Council. The lease contains provision about the use of the land which currently restricts the use to agriculture and golf.

4.7.2 Accordingly any development required a variation of the lease by the Council. Torbay has a Mayoral system and so that means the control is in the hands of one person.

4.7.3 Considering this was undemocratic, the local community raised a petition that any alteration to the lease should first be supported at referendum by the local community. This petition was submitted to the Council with some 2,000 signatories but work continued and by close some 4,000 signatories had been collected.

4.7.4 The current status is however unclear. A decision to make such a covenant for a term of 100 years was made by the Elected Mayor on 4 December 2014.

However this decision was never implemented. A further decision to make such a covenant for a term of 10 years was made by the Elected Mayor on 27 June 2017. However this decision was not implemented either.

- 4.7.5 At a meeting on 8 August 2017 the Council debated whether it was the Full Council or the Elected Mayor who had the rightful capacity to make a covenant. Following debate, which consistently heard from Councillors that there was no proposal to develop the golf course, the Council voted that “the Council does not pursue at this time a covenant”.⁴ How this impacts on decisions of the Elected Mayor is disputed.
- 4.7.6 In all events, it is considered that this petition justifies the community wish to allocate the course as a Local Green Space.

⁴ <http://audio.torbay.gov.uk/torbay-gov-uk-mp3/meetings/2017-08-08-Council.mp3> at 2:45

5 Peninsula Wide Consultation events

5.0.1 In addition to the consultation events undertaken at town or village level, additional consultation events were undertaken at neighbourhood area level:

5.1 January 2012 Green Infrastructure workshop

5.1.1 This workshop was the genesis for the allocation of sites as Local Green Space and Public Open Space.

5.2 Prince's Foundation

5.2.1 The Prince's Foundation for Building Community was commissioned in 2012 to help support development of the neighbourhood plans in Torbay. They held a series of events as follows:

- Two March 2012 workshops identified key issues. These included: concern over the projected level of growth; an appropriate mix of housing types; creation of adequate spaces and facilities for small businesses; and barriers to community engagement.
- Two separate June 2012 workshops held at the Scala Hall in Brixham Town Centre and at Churston Grammar School.
- A June 2012 stakeholder event at Berry Head Hotel. Emerging plans were presented for comment at a further session.

5.3 Lee Bray and Jeremy Caulton

5.3.1 The lead consultant acting for the Prince's Foundation, Jeremy Caulton, assisted by the Former Head of Planning for South Hams District Council, Lee Bray, were then employed as consultants to develop the assessment of identified sites. They attended forum meetings in May 2014 to discuss their proposed revised draft of the neighbourhood plan. Their conclusions were accepted in May 2014.

5.4 Liz Beth (LB Planning)

5.4.1 Liz Beth attended several forum meetings to provide additional advice to the wider forum and answer questions on the draft Neighbourhood Plan documents.

6 Regulation 14 Consultation

6.0.1 The Forum held a Regulation 14 consultation over the 6 week period from 28 January to 11 March 2017. To publicise this, the Forum:

- wrote to all Forum members
- wrote to all statutory consultees
- wrote to everyone on the Forum e-mail database (circa 190 people)
- wrote to everyone on the e-mail list of the Torbay CDT
- wrote to all landowners who own land featuring in any of the Housing, Employment or Green Space site assessment documents (an aggregate list of all of the organisations, excluding individual persons, which the Forum specifically invited to participate in the Regulation 14 Consultation is included at **Appendix 3**)
- asked Torbay Council to forward on a letter to everyone on the planning e-mail list maintained by Torbay Council inviting them to participate in the Regulation 14 Consultation
- distributed 500 flyers (for a copy of the flyer see **Appendix 4**)
- created a website (www.brixhampeninsula.com) and allowed people to provide feedback responses online
- had articles featured in the local paper, the Herald Express, every week during the consultation (**Appendix 5**)
- saw one of the local paper Herald Express columnists devote 2 columns over the 6 week consultation to publicising the Neighbourhood Plan (**Appendix 6**).

6.0.2 To make the consultation as accessible as possible across the Neighbourhood Area the Forum (set out in the flyer in **Appendix 4**):

- held 10 workshops
- held 6 consultation events
- distributed 500 summary plan documents which contained all policies
- had full copies of all plan documents available at 11 different locations throughout the consultation period.

6.0.3 A total of 364 people and 24 organisations responded (388 responses in total). Of these 64% supported the plan; 16% objected to the plan, and the remaining 20% said they didn't know or left this question blank.

6.0.4 A schedule showing how the consultation has informed the development of the plan is given at **Appendix 7**. However it is helpful in the following section to draw out some key responses from the Statutory Consultees and Torbay Council.

7 Statutory Consultees

7.0.1 As set out above, in addition to setting out in a schedule how consultation responses at the Regulation 14 stage informed the development of the plan, it is considered helpful to draw out some key responses from key Statutory Consultees and Torbay Council.

7.1 Torbay Council

7.1.1 The following policies were amended along the lines suggested by Torbay Council in their written "traffic light" feedback: J1, J2, J3, J4, J5, J8, H4, H6, H7, E5, E9, BE2, T3, S&L2, A&C1, document referencing system.

7.1.2 The following policies were amended along the lines suggested by Torbay Council following a discussion with their Planning Officers at a workshop held on 5 May 2017: H8, J6, J7, H1, H5, H9, E1, E4, E6, E7, E8, BE1, T1, T2, HW1, HW2, HW3, L1, L2, L3, TO1, S&L1, S&L3.

7.1.3 The following policies were amended along the lines suggested by Torbay Council following a second discussion with their Planning Officers at a workshop held on 18 May 2017: F1, H2, E2, E3. At that meeting Torbay Council confirmed that they had no formal objection to the inclusion of the Town/Village Design Statements in the main Neighbourhood Plan.

7.1.4 Should they be required detailed notes of the meetings on 5 May 2017 and 18 May 2017 are available. However, as Torbay Council has not provided their own notes of the meetings to provide agreed minutes, in the interim these are not published.

7.2 Natural England

7.2.1 A copy of the Natural England Regulation 14 consultation response is given at **Appendix 8** as is a follow up letter received from Natural England when further clarification on the response was sought by the forum.

7.2.2 All recommendations received from Natural England were implemented and this resulted in changes to the Policy Document as well as other documents. The

only exception to this was the request to include all protective designations on the maps. This was determined too difficult for our group to achieve given the lack of mapping support from Torbay Council and the fact that when made the Neighbourhood Plan policy map will have to be embedded into the online mapping system already run by Torbay Council which already holds data on such designations.

7.3 Historic England

7.3.1 A copy of the Historic England Regulation 14 consultation response is given at **Appendix 9**.

7.3.2 All recommendations received from Historic England were implemented and this resulted in changes to the Policy Document as well as other documents. The only exception to this was the request to include more detail on how the Historic Designations on Sites should inform development. Having considered this and been so advised, we considered such matters were properly dealt with at the project stage in detailed design considerations and the policy objectives, namely to protect heritage assets, were clear and would inform such work down the line.

7.4 Environment Agency

7.4.1 A copy of the Environment Agency Regulation 14 consultation response is given at **Appendix 10**.

7.4.2 All recommendations received from the Environment Agency were implemented and this resulted in changes to the Policy Document as well as other documents. The only exception to this was that despite being supported by the Environment Agency, Policy E9: Flooding Prevention, was dropped from the submission document as it was considered that this detracted from the existing Torbay Council flood policy. Instead, in combination with feedback from Natural England and the recommendation of AECOM in their HRA Screening work, it was determined to enhance Policy E8 as regards water and the impact on the Lyme Bay and Torbay Marine candidate Special Area of Conservation (cSAC).

Appendix 1: Selection of articles from the Gazette

Churston, Galmpton & Broadsands Community Partnership

Brixham Peninsular Neighbourhood Plan

Thank you to the several hundred households who participated in the extensive survey on the forthcoming Neighbourhood Plan. Results are currently being analysed with a view to publishing draft proposals covering our area by the summer. This work, which will have a very major impact on our area over the next 10 years, is currently being undertaken by a small group of volunteer

Importantly, had I when the current unpopular proposal the Brokenbury S please consider v can help – if intere

Golf Course I

Over recent mont RAGS and the CF

This work has r justification behind time to answer th different planning postponed by the obvious reasons c

We would like to s our AGM) at a tir advertise the me committee hearin position to give a the community's a

Adam Billin
07764
chair@cgbpa

Summer 2012

Community Partnership Churston, Galmpton & Broadsands

Update on the Covenant

In the last GAZETTE we relayed information from our local Councillors that the covenant would be finalised at a meeting in November 2013. This did not happen. Rather, another group of Councillors successfully argued more information was needed. This information is being gathered, but the progress is disappointing.

Implementation c without approval already a covens Whilst many thinl have been now : point to the w applications.

The CP met with would try and ens

Neighbourho

In the last GAZETTE neighbourhood p volunteers from t navigate a mount We are running a when it is please t manage how our i

E-mail List

We currently hav the Neighbourho to this list please t

Adam Bill
chair@cgbp

Next

Please v Spring 2016

Community Partnership Churston, Galmpton & Broadsands

In May, residents are all invited to this year's Annual General Meeting:

Community Partnership AGM

Wednesday 22nd May at 7:00 pm
in Churston Ferrers Grammar School Hall

This meeting will provide an update on the work of the Partnership and be your chance to elect the steering group for the next 12 months. If you are interested in joining the steering group, or standing for an officer position, please contact the Chairman in advance of the meeting.

Neighbourhood Plan

The AGM will also be your chance to see the latest draft of the Neighbourhood Plan. These regular consultation events, which the Partnership keeps holding as the Neighbourhood Plan develops, are fundamental in ensuring the plan properly articulates the views of the whole of the local community and is robust enough to withstand a challenge by developers.

This was confirmed most recently by the Planning Minister, Nick Boles MP, during a meeting at Dartington on the 11th April. The Community Partnership attended this meeting, which was organised by Sarah Wollaston our local MP, and we were told clearly that the more consultation events an area holds, the more weight will be given to the Neighbourhood Plan.

So please do your bit, by coming along to the meeting, and providing your views. Many residents across our area are volunteering evenings and weekends to actually write the Neighbourhood Plan and they will all welcome your support.

Importantly, at the meeting you will be able to see what we have called 'village design statements'. In the Neighbourhood Plan there is one for each of Churston, Galmpton and Broadsands. These documents seek to capture the essence of the respective village, and outline in specific detail what development going forward would (or would not) be appropriate. Your views on whether we have got these statements right and how we can further develop them would be appreciated.

Adam Billings, Chairman
chair@cgbpartnership.co.uk

Roger Richards, Vice-Chairman
vicechair@cgbpartnership.co.uk

Please visit our website www.cgbpartnership.co.uk

Summer 2013

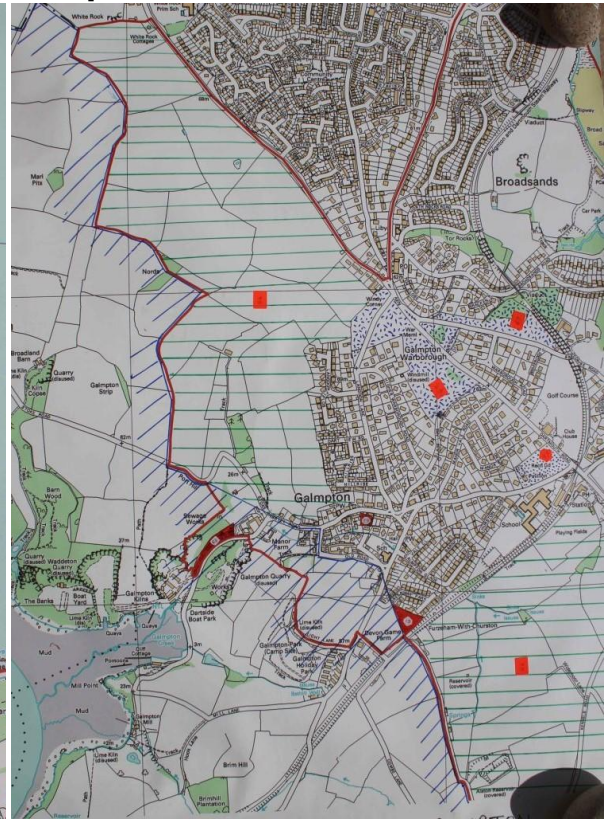
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Appendix 2: Draft Policy Maps from November 2012 meeting

Broadsands:



Galmpton:



Churston:



Appendix 3: List of organisations specifically invited by the Forum to participate in the Regulation 14 consultation.

2nd Paignton Boys Brigade
Abbey School
Acacia
ACE
Acorn Centre
Action For Children
Activities For Health
Admiral Swimming Pool
Age UK Torbay
Alpine Lodge
Alstrom Syndrone UK
Alzheimers Society
Animals in Distress
Anode
Arbdcare
Artherius Society
ASDA
Aspreys
Babbacombe Sailing Club
Baby Bouncers Community Gymnastics
Barton Baptist Church
Barton Surgery
Bartonhill Academy
Belle Vue
Belmont Care Home
Big Heritage Fund
Big Lottery Fund
Blatchcombe Community Partnership
Blind Veterans
Blue Cross
Boost Torbay
Braemar House
British Red Cross
Brixham Activity Services
Brixham Baptist Church
Brixham Blind and Visually Impaired Club
Brixham Chamber of Commerce
Brixham Community College
Brixham Does Care
Brixham Futures Group
Brixham Museum
Brixham Roman Catholic Church

Brixham Youth Enquiry Service
Brunel Surgery
Bryce Baker
Burnside Court
Burrowdown
Cabinet Office
Cara Community
Creconfidential
Cats Protection League
CDT
Central Church Torquay
Centre Peace
Cerebra
Chelston Action Group
Chelston Community Centre
Chelston Hall Surgery
Cherrybrook Surgery
Chicks Childrens Charity
Children's Hospice South West
Children's Society
Choice Helps Families
Churston Barony Settlement Trust
Choice Care Group
Churston Golf Club
Churston Grammar School
Churston Traditional Farm Shop
Churston, Galmpton and Broadsands Community Partnership
Cinnamon Trust
Circus Torbay
Clifton Hotel Paignton
Clydesdale Apartments
Coal Authority
Community Care Trust
Contact a Family
Contact the Elderly
Cornerways surgery
Cornwall and South Devon Boxer Rescue
Coyde Construction
Creativity Centre
Crocuscare
Crohns and Colitis Group
Dance in Devon
Dartington School of Social Enterprise
Design Council
Design Council
Devon and Cornwall Police

Devon and Somerset Fire and Rescue
Devon County Council
Devon Cruse
Devon Essential Medical Services
Devon Insight
Devon Studio School
Devon Wildlife Trust
Devon Care Group
Devon ems
Didsbury Court
Disability Support Torbay
Divers Down
Dot's Pantry
Down South
Eales and Baker
Eat that Frog
Eddystone Trust
Elberry Farm
Ellacombe Community Partnership
Environment Agency
Erithouse
Fishermans Mission
Fishstock
Foxhole Community Centre
Foxhole Grace Baptist Church
Friends of the Church Yard
Friends of Upton Park
Friends of Victoria Park
Funding Torbay
Galmpton Preschool
Galmpton Residents Association
Goodrington Action Group
Goodrington Methodist Church
Goodrington, Roselands and Hookhills Community Partnership
Grange Lea
Great Parks Community Centre
Greenspace Forum
Greenswood Medical Surgery
Grenville House
Groundwork
Guide Dogs for the Blind
Guinness
Hannah's
Hanover Housing Association
Harbour Rise
Headway Devon

Healthwatch Torbay
Hele's Angels
Highways Agency
Historic England
Holy Angels
Homelands School
Homes and Communities Agency
Hookhills Community Centre
Huntingdons Disease Association
I can do that
Ibex Canoe Club
IDH Group
Ilsham Nursing
Imagine Group (BME)
In the Same Boat
Independent Age
Independent Age
Intercom Trust (LGBT)
Inverteign Family Learning Centre
Jatis Project
Karing
Kents Cavern
Kingswear Parish Council
Kite surfing Torquay
Land Society
Learn Direct
Leonard Cheshire Disability
Lincombe Manor Care Centre
Linx Youth
Littleoldway
Living Options
LJ Boyce
Lupton House
MacMillan Cancer Support
Maidencombe Residents Association
Make a wish
Mare and Foal Sanctuary
Marine Management Organisation
MASH Charity (Mutual Aid and Self Help)
Mayfield Medical Centre
Mears Group
Medway Centre
Men Have Rights Too
Mencap
Mount Tryon
Multiple Scerosis South Devon

Mypostoffice
National Trust
Natural England
Network Rail
NHS
NSPCC
Oxfam
Paignton Academy
Paignton Baptist Church
Paignton Canoe Club
Paignton Neighbourhood Forum
Paignton Parish Church
Paignton Picture House
Paignton Regatta
Paignton Sea Anglers
Paignton Swimming Club
Paignton Town Community Partnership
Paignton Zoo
Palace Theatre
Parents Participation Forum
Parkhill Dental
Parkview Society
Pembrokehouse Surgery
People's Dispensary for Sick Animals
Peter Stride
Pilgrim of Brixham
Pilgrims Friend
Pippins Paignton
Play Torbay
Play Torbay
Pluss
Plymouth University
Preston Baptist Church
Preston Community Partnership
Pride of Brixham
primley.house
Princes Trust
Prison Advice and Care Trust
Purple Angel
Purple Initiative
Regard
Riviera Christian Centre
Riviera FM
Riviera Life Church
RJ Knapman
RNIB

Roselands Community Church
Roselands nursery
Rotary Club
Rowcroft Hospice
Rural Racism Project
Saffron Care
Salvation Army
Salvation Army Brixham
Samaritans
Sanctuary Housing
Sandwell Community Caring Trust
Savills
Scope
Shared Lives South West
Shekinah Mission
Shiphay and the Willows Community Partnership
Sing for your Life
So Fly
Sound Communities
South Devon College
South Devon Gymnastics
South Devon Players
South Devon Relate
South Hams District Council
Southover Surgery
South West Care Homes
Spark Somerset
Speak Out Torbay
Sport Torbay
St Anne's Community Centre
St Lukes Medical Centre Surgery
St Luke's Residents Association
St Mary Magdalene Church
St Marychurch and District Community Partnership
St Mary's Church Brixham
St Johns Office Shiphay
Stoke Gabriel Parish Council
Stone Haven
Stride Treglown
Stride Peter
Sundial Lodge
Survivors UK
Swim Torbay
Swlaw
Sylvan Adventures
Taekwondo Torbay

The Compassionate Friends
The Haven
The Firs
The Nightingales
Thera (Supporting people with a learning disability)
Thomas Westcott
Top UK (the OCD and Phobias Charity)
Top Deck publications
Torbay Advice Network
Torbay Athletic Club
Torbay Befriending Service
Torbay Bipolar Group
Torbay British Sub Aqua Club
Torbay CAB
Torbay Carnival
Torbay Civic Society
Torbay Coast and Countryside Trust
Torbay Council
Torbay Development Agency
Torbay Gamblers Anonymous
Torbay Gymnastics Club
Torbay Holiday Helpers Network
Torbay Neighbourhood Watch
Torbay Older Citizen's Forum
Torbay Sailing Club
Torbay Social Club for the Blind and Visually Impaired
Torbay Street Pastors
Torbay Theosophical Society
Torquay Air Training Corps
Torquay Chamber of Commerce
Torquay Girls Grammar School
Torquay Golf Club
Torquay Museum
Torquay Neighbourhood Forum
Torquay Town Centre Community Partnership
Torre Abbey
Tower House School
Tudor Court
Upton Vale Church
Victim Support
Vocal Advocacy
Walmer House
Warberries Nursing Home
Wellswood and Torwood Community Partnership
Whiterock Pre-school
Whitley Wildlife Conservation Trust

withycombe lodge surgery
Womens Network
Wren Music
Young Devon
Youth Enquiry Service Brixham
Youth Genesis

Appendix 4: Regulation 14 consultation promotional flyer



The flyer is a promotional document for the Brixham Peninsula Neighbourhood Plan. It features a yellow background with black and white text. At the top, there are two photographs: one of a coastal town with white buildings and a boat in the water, and another of a stone tower in a field. The main title is 'Brixham Peninsula Neighbourhood PLAN' in large, bold letters. Below the title, a banner reads 'IT'S YOUR CALL GET INVOLVED'. The text explains that the plan is a community-led initiative for conservation and development up to 2030, currently in a consultation phase from January to March 2017. It encourages residents to attend events, view hard copies, or comment online at www.brixhampeninsula.com. A silhouette of a diverse group of people is shown below the text. The bottom section of the flyer is white with a blue header and contains a table of events and launches. The table lists dates, locations, and times for various activities. Below the table, there is a section for 'Drop-ins' and a final paragraph providing contact information and a website link.

Brixham Peninsula Neighbourhood PLAN

IT'S YOUR CALL GET INVOLVED

The Brixham Peninsula Neighbourhood Plan is a community-led plan that will govern the conservation and development of our area up to 2030. The plan is out for consultation (Regulation 14 Pre-Submission) from the 28th January – 11th March 2017. Join us at one of the upcoming events, drop-in sessions, view a hard copy (see over), or comment online at www.brixhampeninsula.com

Join us... no appointment required!

Launches		
Saturday 28 January 2017	Function Room, Brixham Town Hall	10am-3pm drop in
Wednesday 1 February 2017	Churston Ferrers Grammar School	7pm-9pm
Events - Small presentation followed by an opportunity to view the Plan highlights, read the plan in full, or talk to residents involved in its development.		
Tuesday 31 January 2017	Brixham Community Partnership Meeting Brixham Rugby Club	7pm-9pm
Wednesday 22 February 2017	Neighbourhood Forum Meeting Function Room, Brixham Town Hall	7pm-9pm
Drop-ins - Opportunity to read a summary of the Plan, the Plan in full, or talk to residents involved in its development.		
Tuesday 7 February 2017	Caroline's Kitchen Churston Farm Shop	2pm-4pm
Thursday 9 February 2017	Bay Coffee Company, The Quay	10am-12noon
Thursday 16th February 2017	Caroline's Kitchen Churston Farm Shop	2pm-4pm
Saturday 18 February 2017	Brixham Yacht Club	11.30am-3pm
Saturday 25 February 2017	Roadshow Community Partnership Marquee Fore Street, Brixham	10am-1pm
Monday 27 February 2017	Churston Golf Club	1.30pm-3.30pm
Wednesday 1 March 2017	Bay Coffee Company, The Quay	2-4pm
Tuesday 7 March 2017	Brixham Library	10am-3pm
Thursday 9 March 2017	Guardhouse Cafe, Berry Head	10am-12noon

Reference copies of the Full Plan, Summary Documents and Response Forms are available at the above locations and at Churston Library, Churston Court Hotel, and the Manor Inn, Galmpton throughout the consultation period. Summary Documents and Response Forms will also be available at: Brixham Hospital, Miffie and Me, Brixham; Max Moda, Fore Street; Jeanette's, Drew Street; Galleon Stores, Galmpton; Widge Salon, Galmpton; Domans Fish and Chips, and Silverton Vets, Summerscutt Way. Staff at each location will be able to direct you accordingly.

The Brixham Peninsula Neighbourhood Plan has been developed over the past 4 years by a Forum made up of local residents and businesses. Made possible by the Localism Act in 2011, Neighbourhood Plans seek to enable local communities to decide the future of the places where they live and work. For more information please call 01803 809678, email info@brixhamtowncouncil.gov.uk or join our Forum at www.brixhampeninsula.com

Appendix 5: Neighbourhood Forum articles in Local Paper

Week 1 of Regulation 14 Consultation: 25 January 2017

News News, view 4

Community to decide the future of where they live

RESIDENTS of Brixham, Churston, Galmpton and Broadsands are gearing themselves up for six weeks of discussion and debate as the Brixham Peninsula Neighbourhood Plan is out for consultation from Saturday.

The plan has been developed over the past four years by a forum of local residents and businesses.

Made possible by the Localism Act in 2011, Neighbourhood Plans seek to enable local communities to decide the future of the places where they live and work.

What is the future of Brixham town centre? Where can we develop employment space and create jobs for local residents? How can we build new homes for our young people, retain our beautiful green spaces and protect our villages? How can we best prepare for the needs of Brixham Peninsula residents in the future? The plan looks at all of these issues and more.

"Torbay Council has a Local Plan which sets out the long-term strategy for the area in planning terms," says Jackie Stockman, the chairman of the Brixham Peninsula Neighbourhood Forum and a Torbay and Brixham councillor.

"But it is the Neighbourhood Plan that will provide the detail for our area and will be used to determine planning applications.

"It is crucial local residents, businesses, organisations and landowners give us feedback on the plan over the next six weeks.

"It will be difficult to change the plan after this point so we really need people to look at it now."

Following feedback the forum will amend the plan and submit it to Torbay Council — they in turn will advertise it and arrange for an independent examination and then the plan will be subject to a referendum of those on the electoral register in the plan area.

"When we get to the referendum it will be a simple yes/no vote," says Adam Billings, vice chairman of the forum.

"We want to know whether people can support this plan — and if they can't what we need to do to improve it so they can."

The consultation will be launched at a drop-in on Saturday from 10am to 3pm in the Function Room, Brixham Town Hall and at the local Community Partnership meetings at Brixham Rugby Club on Tuesday, January 31, at 7pm and Churston Ferrers Grammar School on Wednesday, February 1, at 9pm.

There are 10 other drop-in events/meetings over the six weeks. Details of these, and the plan, are available online at www.brixhampeninsula.com from Saturday.

Hard copies of the plan, or a summary, will also be available at the following venues: Brixham Town Hall, Brixham Library, Churston Library, Brixham Rugby Club, Bay Coffee Company The Quay, Brixham Yacht Club, Brixham Hospital, Millie and Me, Max Moda Fore Street, Jeanette's Drew Street, Guardhouse Café Berry Head, Churston Ferrers Grammar School, Caroline's Kitchen Churston Farm Shop, Churston Golf Club, Churston Court Hotel, Galloon Stores Galmpton, Village Salon Galmpton, Dornan's Fish and Chips, and Silverton Vets, Summercourt Way.

For more information, call 01803 859678, email info@brixhamtowncouncil.gov.uk or follow our series of articles over the next few weeks.

INNER HARBOUR: Six weeks of discussion and debate about the Brixham Peninsula Plan start on Saturday

Week 2 of Regulation 14 Consultation: 1 February 2017

Twitter @TQHeraldExpress Facebook /TheHeraldExpress **News**

Brixham Peninsula Neighbourhood Plan is out for consultation. Last week we provided an overview of the plan which will determine where new homes will be built and employment space will be developed. This week, HELEN BOYLES gives a summary of Galmpton village

Residents want to see village protected by sensitive and proportional development

GALMPTON has many special features which residents, in response to a community questionnaire, expressed a strong wish to see protected.

Galmpton's Village Design Statement has identified these features and indicated the nature of any future development which would and would not be acceptable if we are to achieve this planning objective and preserve the valued current sense of community cohesion and identity.

Chief among these is the distinctive rural location of the village which, over centuries, has nestled and grown in a valley of the river Dart and remains surrounded by green, livestock-grazed fields.

People are anxious the village's rural identity and heritage should not be eroded by suburban sprawl, particularly in the direction of Paignton.

The combination of pasture, woodland, hill and river shore in Galmpton village and surroundings supplies perfect habitat for a variety of bird and animal life increasingly depleted elsewhere.

It is home to the red-tailed cirl bunting which has established successful breeding populations in and around the village. This sedentary, site-faithful bird is dependent for its survival on the preservation of the distinctive Devonshire patchwork of mixed field and hedgerow currently stretching along each side of the Whitebait Road to the recently extended White Rock estate, where it also originally bred.

The bird's local success has attracted much interest, research and support from the RSPB and the locally-based National Trust.

Many residents value the way the historical origins of the village as a significant boat-building and productive agricultural and fruit-growing area are still evident at Galmpton Creek. In local agricultural and animal husbandry rewarded at local livestock fairs, and in events such as the annual Gooseberry Pie Fair.

The village continues to supply local employment in a number of successful maritime and mechanical businesses which helps to sustain a self-sufficient economy.

Served with a successful grammar school, primary school and nursery facilities, Galmpton also makes an invaluable contribution to the education of young people besides supporting all sectors of the population with its well-equipped local stores, hairdressers, pub, and doctors' surgery.

The Village Design Statement identifies distinctive physical features of Galmpton's built heritage such as its collection of 18th and 19th century cottages, and limestone walls concentrated in a clearly delineated Conservation Area which embraces historic centre, rural context and some fine mature trees, including the Jubilee Oak. The Statement includes examples of successful building design to be emulated in any future projects. Of high importance to residents, too, is the green communal space of Galmpton Warborough Common, visually distinctive with its once-working windmill and with a history stretching back to Anglo-Saxon times, used in the 18th century as a site for musketry troops for the Armada and in the 20th century for World War Two military encampments. Local casualties from both world wars are commemorated in the memorial cross.

As an unusual example of 'unimproved' calcareous grassland, the Common also has an ecological value which merits protection while supplying an annual crop of good quality hay to local farmer and commoner.

All these and other factors create a proud sense of village identity which residents have collectively expressed a strong wish to see protected by sensitive and proportional development.

GALMPTON: Residents want to protect the village's special features

Week 3 of Regulation 14 Consultation: 8 February 2017

Brixham and South Hams News

Brixham Peninsula Neighbourhood Plan, which guides where homes and employment space will be developed, is out for consultation. This week, GEOFF MELBOURNE of Brixham Peninsula Neighbourhood Forum Steering Group gives readers a closer look at the Churston part of the plan

'Green Heart' of Bay

HOW the Neighbourhood Plan is formed and eventually adopted is crucial to how Churston will be developed up to 2030 and beyond.

The plan out for consultation is the result of more than six years of effort from volunteers and residents whose intent is to give all residents another opportunity to review the results of countless hours of research and debate and public forum meetings so we get it right.

For Churston, this plan states where employment growth will be encouraged, and where housing development will be undertaken both within the context of retaining and enhancing the unique features and special character of Churston — some say the 'Green Heart' of Torbay.

Churston is essentially rural, containing much of Torbay's farmland, and has protected species of both fauna and flora.

The challenge of the Neighbourhood Plan is to protect this heritage while identifying room for growth which the government has decreed must be provided.

Churston is the only natural break in what is near continuous development between Hope's Nose and Berry Head.

Churston has transport issues to contend with, including the notorious Windy Corner junction.

In addition to farmland, Churston and Galmpton are blessed with sizeable common land which has considerable resident and tourist amenity benefits.

Although constrained in area, Churston certainly packs a lot in — there are several sizeable and historic houses, including Lupton House and Churston Court Farm.

Its 'village pub' is a fine Tudor building also serving as hotel and restaurant.

Churston also has a high quality grammar school and a functioning stean railway station and a prestigious Harry Colt-designed golf course.

No-one can say Churston is lost in the mists of time, but it has preserved its legacies from the past very ably while living in the present.

It is the intent of the Neighbourhood Plan that this process should continue.

All we ask is that as a resident of Churston, you review what is being suggested for your area and give us your feedback.

If you can, then go online at www.brixhampeninsula.com and review the documents — we suggest you start with the Churston village design statement, then move on to look at the proposed policies, then look at the development proposals and future projects.

Copies of the plan are also available at Churston Library, Churston Court Hotel, Caroline's Kitchen at Churston Farm Shop and Churston Golf Club.

If you would prefer, you will be welcome at one of the public events and drop-ins — come to Caroline's Kitchen between 2pm and 4pm on Thursday, February 16, or the Neighbourhood Forum event in the Function Room at Brixham Town Hall on Wednesday, February 22, from 7pm to 9pm.

Week 4 of Regulation 14 Consultation: 15 February 2017

Brixham Peninsula Neighbourhood Plan is out for consultation. As part of our series, BRIAN PAYNE, a member of the steering group of the Brixham Peninsula Neighbourhood Forum, looks at the Broadsands area

Seeking 'to protect stunningly beautiful coastal aspect of area'

PREVIOUS articles have spelled out how the Brixham Peninsula Neighbourhood Plan has come about as a result of the Localism Act 2011 and the public consultations which have subsequently taken place and been translated by local people into a comprehensive neighbourhood plan stretching forward to 2030 and beyond.

This neighbourhood plan, if approved and adopted, will be crucial in determining where new building development for housing or employment will go and what it will look like.

Its formal approval by local residents in a forthcoming referendum will confer on it the status of a 'supplementary planning document' which will be key alongside the council's own Local Plan, in the determination by Torbay planners of all applications for new development.

The Brixham Peninsula for these purposes consists of Brixham town, and the 'villages' of Churston, Galmpton and Broadsands.

The Neighbourhood Plan states where housing numbers and employment space required by the local authority plan should go, based on the wishes and views of local residents and their detailed close-up knowledge of the area.

It also sets out to put its recommendations in context by offering a detailed character assessment of the area and commenting on many associated issues. The precious green and public spaces, transport infrastructure, demographics, topography, historical context and so on.

So what does the Neighbourhood Plan say that is important to Broadsands?

First and foremost it seeks to protect the stunningly beautiful coastal aspect of this area — from Sugar Loaf Hill and Salterns Cove to Elberry Cove, taking in Broadsands Beach and its rural backdrop of fields and woods and the beautiful Elberry common and headland.

Most of this is protected under the Torbay Local Plan, but not all of it.

Elberry Farm is vulnerable — there has been talk of relocating the Churston Golf club clubhouse there — and it should be protected at all costs as part of the heritage of this neighbourhood.

This coastal strip is a very important part of the ecology of the area — it is home to a colony of endangered gull buntings at Broadsands and the whole area is part of the foraging zone of the Greater Horseshoe bat, a creature rarer than giant pandas!

It also seeks to encourage the sensitive redevelopment of the current ugly, dilapidated and poorly designed buildings on the promenade at Broadsands Beach by suggesting an architectural competition to bring forward an iconic piece of good design to enhance our tourism offering.

Broadsands offers very little space for new development, and so the village design statement focuses heavily on requiring sensitive redevelopment of existing properties by respecting the existing shared and public views, skylines and plot densities together with appropriate building massing and height.

What should you be doing to make sure this document is approved and adopted?

You can take a look at it online at www.brixhampeninsula.com — a good place to start would be the Broadsands village design statement.

You can see a hard copy and find out more about it at Churston Library.

You can come to a public presentation about it, on Wednesday, February 22, in the function room of Brixham Town Hall, where there will be a public meeting of the Neighbourhood Forum which has created it.



BEAUTIFUL COASTLINE: Elberry Cove at Broadsands LEV LAW

Week 5 of Regulation 14 Consultation: 22 February 2017

Twitter @TQHeraldExpress Facebook /TheHeraldExpress News

The Brixham Peninsula Neighbourhood Plan is now in week four of its six-week consultation. As part of our series into the plan MONA STOCK, steering group member of Brixham Peninsula Neighbourhood Forum, looks at what makes the area special

Town survey reveals top five things people like about living in Brixham

IT HAS been encouraging to see how our events and drop-in sessions have been well supported and how interest in the Brixham Neighbourhood Plan is growing from the public.

They are keen to learn more about 'the plan' and how it may affect them and their families up to 2030 and beyond.

Brixham has a reputation as a 'special place'.

It is special because of its amazing history and heritage and its unique coastal and countryside landscape.

Berry Head National Nature Reserve is one of the gateways to the English Riviera Global Geopark.

It is Torbay's most important wildlife site, being home to rare greater horseshoe bats and the largest breeding guillemot colony on the English Channel coast, for which the cliffs at Berry Head are nationally important.

The waters off Berry Head are designated an 'area of special protection'.

The top five things people liked about living in Brixham, according to a town survey, were:

- the neighbours
- the people
- the amenities
- the natural beauty

■ and the fact they had friends and family living in the town.

It was also considered a safe place to bring up children in this friendly, close-knit community.

This Neighbourhood Plan considers many aspects of life in Brixham as we



PUBLIC SPACE: Bonsey Rose Gardens in Furzeham, Brixham

given to protecting our environment, green spaces and public open spaces.

The recent massive support in the town to preserve Jubilee Gardens illustrated Brixham people 'care' about their town.

This plan is a result of our local communities coming together and deciding what we want for our town and the next generation, by formulating policies which afford guidance and protection in years to come.

Please get involved by having your say and responding to the plan before the end of the consultation period on March 11.

Amendments will be made at this point taking note of responses received from the public — any received later will be too late!

Further scrutiny then follows resulting in a referendum of all electoral roll voters and a 'yes'/'no' vote.

A 50 per cent 'yes' result would enable the plan to become a legal document which would have to be considered by Torbay Council in planning matters in the plan area in the future.

The next public forum meeting is tonight from 7pm to 9pm in the function room at Brixham Town Hall. The plan documents will be available.

This is followed by a marquee road

'This Neighbourhood Plan considers many aspects of life in Brixham as we know it, including the lack of affordable housing, the shortage of well-paid jobs, the traffic problems in the summer and the future redevelopment of Brixham town centre'

show in Fore Street, Brixham, on Saturday from 10am to 1pm.

For more information, call 01801 859678 or email info@brixhamtown-council.gov.uk.

Have a look at the website www.brixhampeninsula.com, where details of events are given and where, under 'documents', you will find the full plans, including the Brixham town design statement, the proposal for the town centre development and other supporting information and summaries.

Week 6 of Regulation 14 Consultation: 1 March 2017

News News, views and sport are updated 24/7 at heraldexpress.co.uk

Residents weather wind to find out more about Neighbourhood Plan

HAVE you been blown away by the Brixham Peninsula Neighbourhood Plan?

We nearly were at the Roadshow on Fore Street in Brixham last Saturday.

A very big thank you to those many residents who weathered the wind and came long to find out more and share their thoughts about the plans for Brixham, Churston, Galmpton and Broadlands.

The six-week consultation on the Draft Neighbourhood Plan is now drawing to a close.

All comments need to be in by March 11.

It has been heartening to see how passionate people are about the future of the peninsula and as ever new ideas and questions have arisen for the forum to deal with moving forward.

To use a good old fishing term — 'the wider you cast the net the bigger the catch'.

But now might be a good time to remind people why we are developing a Neighbourhood Plan.

Our plan will be a guide for all developments that will regenerate and enhance the local area, especially those areas that we wish to improve, while avoiding harm to what we value.

We need to create jobs and affordable housing to ensure a more-balanced community reduce commuting, sustain our infrastructure and improve our health and wellbeing.

We also have a clear duty to enhance

By BRIKHAM PENINSULA NEIGHBOURHOOD FORUM
newsdesk@heraldexpress.co.uk
Twitter: @TQHeraldExpress

our environment, protect our wildlife, preserve our open spaces and celebrate our heritage.

Our plan provides the detail to Torbay Council's Local Plan.

Brixham is expected to provide sufficient land to enable delivery of at least 3,700 square metres of employment floor space and 650 new homes over the plan period — 2012 to 2030.

The plan gives us, the community, the chance to decide where this development goes, and where it does not.

We have prioritised building on brown field sites over those that will take away our green fields, we have protected the spaces between the village so the peninsula does not turn into urban sprawl.

We have identified the green spaces and open public spaces that we need to protect and conserve.

We have developed design statements that outline for developers what kinds of development we are prepared to see where — and what we want it to look like.

But for this plan to work we have to agree on it as a community and we want to ensure that better lives for us don't mean worse lives for future generations.

A referendum planned for later this year will ask us to vote on whether we agree with the final version of the Neighbourhood Plan.

If 50 per cent of those who vote agree with the plan it will become a legal document against which future regeneration and planning applications will be judged.

At the referendum we will get the

chance to say yes or no to the plan — we won't be able to make changes or offer new ideas.

The time for that is now.

So we ask you again to have a look at what has been produced and give us your feedback — even if you agree with it all please let us know.

The full plan can be found on our

website at www.brixhampeninsula.com

The site also lists reference points across the area where you can read the plan and find out more information.

The last drop-in with volunteers who have worked on the plan is on Thursday March 9, at the Guardhouse Cafe, Berry Head, from 10am to noon. Please speak now!



NEIGHBOURHOOD PLAN: The deadline for the plan for Brixham is March 11

Appendix 6: Columnist features in Local Paper

25 January 2017



Columnists



Bob Curtis

Thoughts from a former Brixham pilot

Future dreams and ambitions

READING about Torbay's future made me think it might be nice to go back 20 years and get involved in local plans. However, back then, having recently stepped into retirement, my only thoughts were to take life easy.

Politics and town plans were well down the 'bucket list'.

What brought on these thoughts was learning about Brixham's Peninsula Neighbourhood Draft Plan.

Calling in at the town hall, our lovely town clerk, Tracy Hallett, was kind enough to offer me the full documents to study... but only on the premises.

The vast bundle would have taken days to study, so I settled for taking home the summary edition.

Being involved with the harbour area for much of my working life, I found the document very interesting.

Looking through the different plans for Brixham, the harbour, Churston village, Galmpton and Broadsands, made me appreciate the tremendous work the working group has done to formulate the future of the local neighbourhood.

Their plans involving a Northern Arm within the harbour area was of great interest.

Over the years Brixham's fishermen have proudly established the harbour as one of the country's most successful fishing ports.

Nevertheless, the business section shouldn't rest on its laurels and let other ports catch up.

Developing an improved protected harbour area, taking in Freshwater Quarry and Oxen Cove, allowing various sections of the industry to expand, would move Brixham towards being one of the busiest ports in Europe.

A great deal of thoughtful planning has gone into this project — let's just pray that the authorities, together with the public, share the group's dreams and ambitions.

'Developing an improved protected harbour area, taking in Freshwater Quarry and Oxen Cove, allowing various sections of the industry to expand, would move Brixham towards being one of the busiest ports in Europe'

15 February 2017



Columnists

Bob Curtis

Thoughts from a former Brixham pilot

Always a Brixham lad...

IT'S surprising how the 'health and safety' act has, in many ways, changed the way we live. I remember the daft 'chances' taken as a young lad at sea.

Ignoring the ladder attached to the mast, I'd show off to older crew mates by scrambling up the rigging to replace the mast-head light.

Or, I'd leap from a moving vessel on to the quayside to moor-up when we docked.

Chances taken by youngsters 'back then' reminds me of a tale told by a local man.

He no longer lives here but still reads the Herald Express and he told how his dad, ex-fisherman Ray Tabb, at 13 went to sea on one of the old sailing trawlers as boy cook.

After progressing to deckhand and obtaining his mate's ticket, fed up with life at sea he came ashore to work for a local builder.

The story goes the builder was commissioned to construct and erect a flag post on top of Higher Brixham's St Mary's Church.

After completing the job, ex-fisherman young Tabb, remembering his days at sea, couldn't help shinning up the church 'mast' and yelling, "Look at me... the tallest man in Brixham".

Goodness knows what health and safety would think of his actions today.

But then, as the saying goes, 'Once a Brixham lad, always a Brixham lad!'

Have your say

IT was comforting to read Brixham residents and those living in surrounding areas will have the opportunity to inspect and debate plans for the town's future development.

Starting next Saturday, consultation begins at the Brixham Town Hall — refreshments available — where draft development plans will be on display.

Business people, shopkeepers and ordinary residents will have the opportunity to view how the town might progress.

I understand there will be further drop-in sessions at places like the rugby club organised by the Community Partnership giving the man-in-the street, and his lady, a voice towards development before money is spent.

It's so important people have a say in how their home town progresses and how money is spent, especially when any changes within the town, harbour and surrounding area affect their future way of life.

Plan for the future, certainly, but let those plans be what people desire and agree too.

Appendix 7: Regulation 14 responses

General

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (158)		Other aspects of the Neighbourhood Plan seem quite comprehensive and I have no objections to make.		Noted with thanks.	No
Organisation (Devon and Cornwall Police)		<p>The role of the Police Designing out Crime Officer is embedded in the Torbay Plan but it is considered that there should be specific policy written into the BPNP for new development.</p> <p>Applicants should be able to demonstrate the following principles of Crime Prevention through Environmental Design (CPTED) and where these have been implemented in the design and layout of development</p>		The policy on good design has incorporated a reference to designing out crime.	Yes
Resident (319)		I am generally in agreement with the plan.		Noted with thanks.	No
Resident (318)		No comment	No comment	Noted with thanks.	No
Resident (167)		The plan is well thought out and comprehensive		Noted with thanks.	No
Resident (401)		Plans look great, would much		Noted with thanks.	No

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		rather have the people of Brixham, Churston and Galmpton have say over what happens here!			
Resident (326)	Yes			Noted with thanks.	No
Resident (81)	Yes		Thanks to all the people who put their time and energy into this challenging document. I support the plan as written	Noted with thanks.	No
Business owner (82)	Yes			Noted with thanks.	No
Resident (274)	Yes		I feel it gives a very positive and considered view to the potential development of the "peninsular" while protecting and enhancing the aspects that give it its uniqueness. It also appears to address the interests of all of the various stakeholders within the community that would potentially be impacted by the plan, which in itself is very heartening.	Noted with thanks.	No
Resident (112)	No	Irrespective of the policies the BPNP is flawed because it elevates the Neighbourhood Forum to a position ahead of elected bodies such as Brixham Town Council and attempts to dictate how elected bodies must	In general terms it is a very strong document and reflects the very hard work that members of the Forum have put into its production over the past number of years. With the amendments that I have	It is not clear that the HM Govt legislation or the constitution of the Forum provides that the Forum, a wholly autonomous subcommittee of the Town Council, will be subordinate to the Full Town Council. This	Yes.

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>use S106 or CIL monies. Using the summary as the template I would draw attention to 4.0.3 of Policy F1 which states that "in making recommendations the Forum will have regard to the views of Brixham Town Council". The council is elected and the Forum isn't which means that BTC would have regard for the views of the Forum not the other way around. Similarly at 9.1.8 of Policy T1 it states that "where appropriate, highway crossings and greater separation between vehicles and other travellers will be funded using Section 106 or CIL monies". Where a council exists, such as BTC, it is for that body to decide how to use any monies received from CIL's, in consultation with other bodies, but it may not be directed by the Forum or any other unelected body how to do so. Wherever this kind of language exists anywhere in the Plan it must be changed to reflect that BTC and any other elected body that may be created in the timeframe of</p>	<p>suggested, along with some practical and constructive points that I know will be coming from other sources, I hope that the Plan can be updated in a manner which will enable me to support it.</p>	<p>notwithstanding the para being referred to F1 has been removed following representations from the LPA.</p>	

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		the Plan up to 2030, are the prominent organisation and that the Forum will be one of the principle partners to be consulted, not the other way around. Without these changes the Plan would not be supportable.			
Resident (89)	Yes			Noted with thanks.	No
Business owner (98)	Yes			Noted with thanks.	No
Resident (99)	Yes			Noted with thanks.	No
Resident (32)	Yes			Noted with thanks.	No
Resident (30)	Yes			Noted with thanks.	No
Resident (68)	Yes	I agree fully with all details of the plan	No further comment	Noted with thanks.	No
Resident (149)	No	Policy F14.0.1 I thought the Neighbourhood Forum role ended with the production of this plan.4.0.3The NF is not an elected body and in Brixham we have a Town Council. This body should have the duty of making recommendations to the Local Planning Authority		The Neighbourhood Forum continues as long as there is a body approved by the LPA for the purposes of producing a Neighbourhood Plan. It is not clear that the legislation provides for the ending of the body after making of the plan by the LPA. This notwithstanding the para being referred to F1 has been removed following representations from the LPA.	Yes.
Resident (212)	Yes			Noted with thanks.	No
Resident (140)	Yes	Great to see a well considered		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		plan which will protect and support agriculture, fishing and tourism within the area. It's pleasing that this development plan will ensure that the area protects the open spaces, wildlife and heritage which attracts tourists to this area enabling local businesses to prosper.			
Resident (31)	Yes	Broadly I agree with the whole plan as presented	No	Noted with thanks.	No
Resident (33)	Yes	I agree with what is presented	Not especially	Noted with thanks.	No
Resident (24)	Yes			Noted with thanks.	No
Resident (138)	Yes			Noted with thanks.	No
Resident (2)	Yes	agree	no	Noted with thanks.	No
Resident (57)	Yes	I agree with the whole plan	No	Noted with thanks.	No
Resident (58)	Yes	I agree with the whole plan	No	Noted with thanks.	No
Resident (78)	Yes		Thank you to all the people who put in so much time and effort to formulate this.	Noted with thanks.	No
Landowner (14)	Yes	Good Plan	No	Noted with thanks.	No
Resident (13)	Yes	Good Plan	No	Noted with thanks.	No
Resident (228)	Yes	No specific comments	Thanks to all the people who have spent so much time and effort in its development. Well done!	Noted with thanks.	No
Resident (362)	Yes			Noted with thanks.	No
Business owner	Yes			Noted with thanks.	No

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
(186)					
Resident (185)	Yes			Noted with thanks.	No
Resident (184)	Yes			Noted with thanks.	No
Resident (134)	Yes			Noted with thanks.	No
Resident (283)	Don't know	In general we are in agreement with the plan and its conclusions, but there is too much content for the average resident to comment on all of the detail. It is more the principal that the plan should be "optimistic" in its attitude and that all decisions are taken in a spirit of a "positive, high quality future"!	For a positive and high quality future for Brixham we must see the town in its context as part of Torbay. Tourism must always be a prime consideration and we must attract the best quality of visitor we possibly can. Anything that reduces the scenic amenity, the leisure opportunity must be resisted. This is of ultimate benefit to us all, and we must not loose sight of this as we provide more housing for ourselves.	Noted with thanks.	No
Resident (242)	Yes		No	Noted with thanks.	No
Resident (339)	Yes		No other comments other than to recognise the hard work and commitment of the contributors and authors of the plan.	Noted with thanks.	No
Resident (338)	Yes		I acknowledge the hard work that has gone onto the draft	Noted with thanks.	No
Resident (301)	Yes			Noted with thanks.	No
Resident (302)	Yes			Noted with thanks.	No
Resident (212)	Yes			Noted with thanks.	No
Resident (315)	Don't know	I have just returned from Australia and have had limited	My support at Q5 is subject to my comments above.	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>opportunity to read and digest this plan. I have now read well over 100 pages and am very impressed with the documents. The section which covers my home village of Galmpton is particularly well put together with many photographs. Overall, the documents are well reasoned and clear, although possibly unrealistic with respect to available employment opportunities, parking and road capacity. The local infrastructure is already bursting at the seams. Overall a very comprehensive plan which has obviously taken a great deal of work to put together. Well done.</p>	<p>I'm sorry not to have entered paragraph numbers against my comments - I just haven't had time.</p>		
Resident (305)	Don't know	<p>One more comment....increase of cemetery/memorial garden provision...nothing has been mentioned about this in the Plan for the Peninsula even though this has been a point that has been discussed for many years with no solution...was any area identified at all?</p>		Noted with thanks.	No
Resident (241)	Yes			Noted with thanks.	No

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (358)	Yes			Noted with thanks.	No
Resident (218)	Yes	None	No	Noted with thanks.	No
Resident (297)	Yes	3. I am pleased to see that there are principles established to guide decision making. I support this policy.	<p>I would like to offer my thanks to all who contributed in the generation of this extensive document.</p> <p>I only hope that local politicians do not engage in power struggles and petty arguments that drag on for hours while they argue over procedural issues that make progress tediously slow and strangle the life out of all the good intentions of the authors.</p> <p>Finally, I would like to acknowledge my thanks to the late Will Baker for his dedication, often well beyond the call of duty, in turning all the ideas into a cohesive document. I was delighted to hear that he has been nominated for the civic award.</p>	Noted with thanks.	No
Resident (7)	Yes	The Brixham peninsular heritage is priceless and the plan as drafted strikes the right balance encouraging appropriate development which will serve to protect and enhance the area.	The redevelopment of the central area of Brixham looks very impressive as shown on the architectural sketches.	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (55)	Yes		I agree with these developmental plans for the town and I thank those concerned for their time and careful thought given to this project.	Noted with thanks.	No
Resident (200)	Yes	None	No	Noted with thanks.	No
Resident (71)	Yes			Noted with thanks.	No
Resident (112)	No	Please consider the comments below to be an update on my original response, this time adding the language that would be acceptable to make the Plan supportable. 4.0.1 of Policy F1 to read "future strategic development proposals not identified within this Neighbourhood Plan will be considered by Brixham Town Council and Brixham Peninsula Neighbourhood Forum before the Local Planning Authority provides pre-application advice or determines any planning application and the Local Planning Authority will pay close regard to their recommendations". •4.0.3 of Policy F1 to read "In making recommendations Brixham Town	As previously offered I will be pleased to assist with the collation of the information from this consultation exercise and would advise that it may be best for those members from Churston, Galmpton and Broadsands to consider the comments from Brixham residents and vice versa so that we can ensure fair and equitable consideration of the results.	Comment already dealt with elsewhere. Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>Council and Brixham Peninsula Neighbourhood Forum will have regard to the views of Brixham Community Partnership and the Churston, Galmpton and Broadsands Community Partnership".*other than the above I believe the Plan to be an excellent body of work and the small numbers of people who have contributed to it deserve the thanks of the whole community for their efforts.</p>			
Resident (199)	Yes	None	No	Noted with thanks.	No
Landowner (230)	Yes		<p>As one of joint owners of the area of the area of land at the junction of Mathill Road and Laywell Road in Brixham, I wish to express an interest that our land be considered by Brixham Peninsular Neighbourhood plan for any potential future development activity, either for the purposes of Residential Housing or Commercial purpose such as a Cemetery.Back in 1997 the Councils Cemetery working party had recommended our land as a potential Cemetery site. At this point in time tests</p>	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>were undertaken into the nature of the soil/ground. It was subsequently advised that the trial holes undertaken had revealed clay and shillet to a depth of 10 feet and no evidence of ground water was revealed. A report was subsequently submitted to Councils Environmental Services and Housing Committee. We believe that this area would be suitable for development based on the following:</p> <ul style="list-style-type: none"> • The fields in question are immediately adjacent to existing residential housing and as such lend themselves towards this or other similar purpose • Residential development has already taken place within the last 2 decades in the surrounding area • Whilst the area has previously been described an area of outstanding natural beauty and is within the Countryside Zone, we are aware that in a previous local enquiry in 1990 it was recommended by the inspector 		

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			that this area of land be deleted from within the Countryside Zone		
Organisation (Nigel Wood Ecology)			<p>Typographical issues - Pedants corner This report has hundreds of typos It should be thoroughly spell checked and grammar checked in an up-to-date office program such as Office 2016</p> <p>The numbering of paragraphs is unnecessarily complex, for example triple nesting e.g. 1.1.1</p> <p>None the sub paragraphs have proper headings that can be used to navigate the document. The use of hyperlinks from the contents page and links to full references would add greatly to viewing this document online, on a personal computer laptop or phone</p>	Noted with thanks. This plan is a volunteer effort by a the few people who stepped up to do any of the work to implement the views of the many.	No
Resident (29)	Yes		'The plan' clearly reflects the considerable work put in by its compilers over a long period and is to be commended, in my opinion, in its far reaching proposals/conclusions for the future of this peninsula. I hope our local Councillors will embrace the work of the team	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			and not disrupt the merits outlined in the plan.		
Resident (202)	Yes		I agree with the Plan as it stands, which has been worked on by many people for many hours.	Noted with thanks.	No
Resident (204)	Yes	I believe that the plan should be accepted exactly as it is .	I have been impressed by the conscientious way that this has been developed. It has been very carefully considered and I believe it is the best that it can be given the economic and diverse constraints we face in the near future due to the vote to leave Europe.	Noted with thanks.	No
Resident (25)	Yes	This is a community plan for the whole area ,	Come on let's move forward	Noted with thanks.	No
Resident (90)	Yes			Noted with thanks.	No
Resident (252)	Yes			Noted with thanks.	No
Resident (320)	Yes			Noted with thanks.	No
Resident (326)	Don't know		I applaud all of those who have worked so hard to produce this,sadly it is a recipe for stagnation not progress. Far too timid in its aspirations and dominated by a let's not touch Galmpton at any costs approach.	Noted with thanks. Had there been specific comments to drive Galmpton forward proposed these would have been considered.	No
Resident (240)	Yes		I think this is an excellent plan. I am particularly in favour of the use of ? by housing development and the sustainable transport	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			policy that does not increase car use. I am extremely grateful for all those people who have given up so much of their free time to create this plan, well done, it's great.		
Resident (229)	Yes			Noted with thanks.	No
Resident (149)	No		<p>We must ensure that Brixham's unique character of being both a tourist destination and a working fishing port is enhanced for future generations.</p> <p>The plan is still TOO aspirational. The proposals have to be deliverable in the medium term (up to 10 years) e.g. additional retail to give employment is 'pie in the sky' - just look at the empty steps in Fore St/Middle St - there is no concept of 'online' shopping!</p>	Noted with thanks. Had there been specific comments to drive the Brixham Peninsula forward these would have been considered.	No
Resident (333)	Yes			Noted with thanks.	No
Resident (80)	Don't know		A very impressive plan. I am greatly encouraged by the road and transport suggestions.	Noted with thanks.	No
Resident (195)	Don't know		In general I am all in favour of what I have seen displayed.	Noted with thanks.	No
Resident (332)	Yes			Noted with thanks.	No
Resident (66)	Yes			Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (193)	Yes			Noted with thanks.	No
Resident (85)	Yes		I approve of the local plan and grateful the area of National Beauty is being retained	Noted with thanks.	No
Resident (86)	Yes		I think the draft plan has been sympathetic to the needs of local population and holiday makers and the Aomb	Noted with thanks.	No
Resident (249)	Yes			Noted with thanks.	No
Other (1)	Yes		Will attend a meeting to find out more e.g. Neighbourhood forum meeting	Noted with thanks.	No
Resident (209)	Yes			Noted with thanks.	No
Resident (108)	Yes	Policy document 2.0.3 - yes (but) - however, don't we have a very high birth rate in Brixham? Will this change the demographics anyway? Plus this area will always be popular with retirees		Noted with thanks. Brixham does not have a high birth rate.	No
Resident (173)	Yes	3.0.1 - yes - I think the employment space is good. I don't agree that 660 new homes could be incorporated	It seems well-written. I think the main emphasis should be on ONLY affordable housing and a better road system and definitely an updated centre in Brixham!	Noted with thanks. The 660 homes come from your Torbay Councillors not the Neighbourhood Forum.	No
Resident (38)			A very good job in producing this plan. Congratulations to the whole team	Noted with thanks.	No
Organisation (Galmpton)	Yes		Having been involved for the last 5+ years in the NP process I am	Noted with thanks.	No

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Residents Association)			in line with all of the content of the BPNP and had to accept it as drafted. Well done to all who have put in so much hard work		
Resident (65)	Yes			Noted with thanks.	No
Resident (20)	Yes		Congratulations and thanks to the writing group!	Noted with thanks.	No
Resident (277)	Yes			Noted with thanks.	No
Resident (39(An important statement of pride and commitment to our area which I trust will be respected by council policy. We must all work together to protect the environmental assets of the area, which underlies the area's economic future. An excellent thorough document	Noted with thanks.	No
Resident (211)	Yes			Noted with thanks.	No
Resident (36)	Yes		A well thought out and documented plan. Brixham Peninsular is a unique area and must be allowed to keep it's open spaces to attract visitors to the area "Our environment is our industry"	Noted with thanks.	No
Organisation (CPRE)	Yes		CPRE Torbay in general supports the Brixham NP. However we continue to question the housing need and the number of additional dwellings for Torbay.	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>In particular ONS data shows that there has only been an additional 1600 population between 2001 - 2017. We also highlight the lack of employment, again the same data shows that job numbers in Torbay have recently decreased from 59,000 to 57,000 despite the opening of the Kingskerswell link road. Empty homes have also increased by almost double. We also question the South West Water Sewage Capacity particularly as effluent was released yet again into Brixham Harbour this January. We draw to your attention the Government White Paper recently published which supports Brownfield First. This is crucial to tourism and employment in Torbay where `Our Environment is Our Industry`. We do not support development of green fields where brownfield land is available and underline the importance of several policies in the Brixham NP. We highly</p>		

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			commend the hard work of volunteers and clarity of the documents produced to handle such a vast project for well over 20,000 residents. we note that Brixham NP funding of £20,000 works out roughly £1 per person or a pitiful 20p per person per year over 4.5 years. (Note Grants for 2 x £5,000 Brixham Master Plan and HRA assessments should not have had to have been done by the Brixham NP). Latest CPRE estimates to produce a NP for a village work out to £18,000 - £20,000 a year. A large number of CPRE Torquay members on the Brixham Peninsula are residents and on the electoral role.		
Resident (124)	Yes		I agree with the plan.	Noted with thanks.	No
Resident (113)	Yes			Noted with thanks.	No
Resident (93)	Yes			Noted with thanks.	No
Resident (92)	Yes		I am happy with the Neighbourhood Plan	Noted with thanks.	No
Resident (157)	Yes		I agree with the plan	Noted with thanks.	No
Resident ((17)	Yes		Very happy with it.	Noted with thanks.	No
Resident (51)	Yes		I fully support this plan.	Noted with thanks.	No
Resident (281)	Yes			Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (166)	Yes		On the whole I think it is well thought out.	Noted with thanks.	No
Resident (221)	Yes		Excellent work, Very detailed.	Noted with thanks.	No
Resident (225)	Yes			Noted with thanks.	No
Resident (165)	Yes	Agree		Noted with thanks.	No
Resident (97)	Yes		Agree	Noted with thanks.	No
Resident (3)	Yes			Noted with thanks.	No
Resident (299)	Yes			Noted with thanks.	No
Resident (222)	Yes		I totally agree with the plan.	Noted with thanks.	No
Resident (347)	Yes		Looked a good plan to me.	Noted with thanks.	No
Resident (257)	Yes		I am happy to support the plan.	Noted with thanks.	No
Resident (125)	Yes		I agree with the plan.	Noted with thanks.	No
Resident (126)	Yes		I agree with this plan.	Noted with thanks.	No
Resident (256)	Yes		This is something I agree with.	Noted with thanks.	No
Resident (267)	Yes		I Agree	Noted with thanks.	No
Resident (95)	Yes			Noted with thanks.	No
Resident (19)	Yes			Noted with thanks.	No
Resident (268)	Yes			Noted with thanks.	No
Resident (214)	Yes		I have read the neighbourhood plan and I support the policies within the plan and the proposed or allocated developments.	Noted with thanks.	No
Resident (313)	Yes		I fully support this plan.	Noted with thanks.	No
Resident (312)	Yes		I fully support the plan. I know a great deal of work and consultation with the local communities has taken place every step of the way	Noted with thanks.	No
Resident (371)	Yes			Noted with thanks.	No

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (372)	Yes			Noted with thanks.	No
Resident (189)	Yes			Noted with thanks.	No
Resident (190)	Yes			Noted with thanks.	No
Resident (213)	Yes		I have read the neighbourhood plan and fully support the proposals which the plan makes.	Noted with thanks.	No
Resident (289)	Yes			Noted with thanks.	No
Resident (291)	Yes			Noted with thanks.	No
Resident (292)	Yes			Noted with thanks.	No
Resident (300)	Yes			Noted with thanks.	No
Resident (114)	Yes			Noted with thanks.	No
Resident (248)	Yes			Noted with thanks.	No
Resident (116)	Yes			Noted with thanks.	No
Resident (115)	Yes			Noted with thanks.	No
Resident (276)	Yes			Noted with thanks.	No
Resident (189)	Yes			Noted with thanks.	No
Resident (50)	Yes		Very pleased with amount of work that has gone into this plan.	Noted with thanks.	No
Resident (270)	Yes			Noted with thanks.	No
Resident (188)	Yes			Noted with thanks.	No
Resident (216)	Yes			Noted with thanks.	No
Resident (215)	Yes		Get on with It	Noted with thanks.	No
Resident (244)	Yes			Noted with thanks.	No
Resident (254)	Yes		I agree with the plan, I am most concerned that the plans for the preservation of the local environment should be implemented.	Noted with thanks.	No
Resident (245)	Yes			Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (144)	Yes		Very Happy with the plan.	Noted with thanks.	No
Resident (335)	Yes		I agree with the plan.	Noted with thanks.	No
Resident (170)	Yes		I have read and understand most of the plan and agree.	Noted with thanks.	No
Resident (336)	Yes		I agree with the plan as proposed.	Noted with thanks.	No
Resident (128)	Yes			Noted with thanks.	No
Resident (52)	Yes			Noted with thanks.	No
Resident (375)	Yes		It seems any public place is being built on by some avaricious developer with the connivance of weak and moribund local councils. Well done on your efforts and you have my full support.	Noted with thanks.	No
Resident (329)	No		Typo-graphical suggestions.	Noted with thanks.	Yes
Resident (342)	Yes			Noted with thanks.	No
Resident (62)	No			Noted with thanks.	No
Resident (107)	Yes			Noted with thanks.	No
Resident (123)	Yes			Noted with thanks.	No
Resident (91)	Yes		very happy with the proposal	Noted with thanks.	No
Organisation (WYG for Landscope Holidays Limited)	No			Noted with thanks.	No
Resident (143)	Yes	i fully support brixham peninsula neighbourhood plan		Noted with thanks.	No
Resident (142)	Yes	i fully support brixham peninsula neighbourhood plan		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (21)	Yes	i fully support the Brixham peninsula neighbourhood plan in its current form	As the wife of Will Baker i have born witness to the incredible number of hours the working group have devoted to the writing and production of this community project.	Noted with thanks.	No
Resident (102)	Yes		Brixham needs to retain it heritage and has more influence over Brixham's affairs	Noted with thanks.	No
Other (54 – Visitor)	Yes			Noted with thanks.	No
Resident (147)	Yes			Noted with thanks.	No
Resident (122)	Yes	4.0.1 No The forum is a working group/Subsidiary of the Town Council. It assumes that the Town Council will want to retain the Forum in its current capacity, It should be reworted to BTC or its agreed working group instead of BPNF. CIL - No - It indicates the BPNP has more powers of deciding where CIL is spent than the Town Council The Town Council is a tier of local Govt and this should be reflected in the plan. Emphasis should be on ensuring Torbay Council passes on CIL monies to BTC where a democratic vote will take place	I would support with the changes outlined above. Thoroughly enjoyed reading the document and thank the Forum for all their hardwork and dedication to create this plan. However, concerned that the Plan seems to regard the BPNF as higher ranking that the Council as level with the Community Partnership. They are not. Please remember they are a tier of local government and this must be reflected in the Plan.	It is not clear that the HM Govt legislation or the constitution of the Forum provides that the Forum, a wholly autonomous subcommittee of the Town Council, will be subordinate to the Full Town Council. This notwithstanding the para being referred to has been removed following representations from the LPA.	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		on where it should be spent. Town Centre Masterplan - No - Emphasis should be included to ensure that BTV is included from the outset of any discussions/proposals/plans in regard to the Town Centre masterplan.			
Resident (28)	Yes	Brilliant plan grateful for all the hard work that's gone into it to protect and enhance our environment		Noted with thanks.	No
Resident (118)	Yes		12.3 marketing yes	Noted with thanks.	No
Resident (164)	Yes			Noted with thanks.	No
Resident (295)	Yes		Thanks to those involved; an extremely thorough job	Noted with thanks.	No
Resident (40)	No		See 11 pages of detailed comments.	Noted with thanks. Some elements fall out of the scope of the Neighbourhood Plan.	No
Resident (275)				Noted with thanks.	No
Resident (359)				Noted with thanks.	No
Resident (75)	No	I wish for all allotments to be protected		Noted with thanks.	No
Resident (261)		please protect from development		Noted with thanks.	No
Employed (298)	No	keep site for food growing not anything else		Noted with thanks.	No
Resident (96)	Don't know	for it to remain as it is not redeveloped		Noted with thanks.	No
Resident (385)	Yes			Noted with thanks.	No

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (384)	Yes			Noted with thanks.	No
Resident (349)	Yes	#		Noted with thanks.	No
Resident (231)	Yes		Happy Moving Forward	Noted with thanks.	No
Resident (139)			Very Happy with the Plan	Noted with thanks.	No
Resident (176)	Yes			Noted with thanks.	No
Resident (161)	Yes			Noted with thanks.	No
Resident (317)	Yes		Bearing in mind congestion, lack of employment, diminishing hospital facilities in this coastal conurbation, which limits road infrastructure development, more housing will cause poorer living conditions, more pollution. Green spaces, green wedges need to be maintained eg Churston Common, Broadsands, Torre Abbey, Berry Head.	Noted with thanks.	No
Resident (244)	Yes		Plenty of good ideas but doubt will come to anything things that will get done is ie house building because there is money in it for developers. But ideas about social needs will be left behind.	Noted with thanks.	No
Resident (133)	Yes			Noted with thanks.	No
Resident (132)	Yes			Noted with thanks.	No
Organisation (Paignton Neighbourhood Forum)			The Forum welcomed the easy to read style of the Plan.	Noted with thanks.	No
Agent (WYG for	No	Query need for policy F1.		Policy F1 has been removed	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Landscape Holidays Ltd)					
Organisation (Brixham Future CIC)		See email of 10/03/17 for comments on the following sections/issues 4.0.1, 4.0.3, 4.0.4		Noted with thanks.	No
Resident (150)	Yes	1 yes, 2 yes, 3 yes, 4 yes		Noted with thanks.	No
Resident (387)	Yes			Noted with thanks.	No
Resident (88)	Yes			Noted with thanks.	No
Resident (838)	Yes		I totally support the policies. Please see letter attached. I believe the plan is an excellent document which has comprehensively covered all major/relevant topics. It has my full support.	Noted with thanks.	No
Organisation (CPRE)		There appears to be an error with numbers for Local Green Space and Open Spaces of Public Value in the summary and in the main body of documents. Example Summary doc. E4-7 Churston Golf Course. Main document E4-7 is Furzeham Green. The Grove E5 -15 and E4 - 11 Marrison Woods + map in the Summary doc. but not listed in the main documents.		Noted with thanks.	No

Employment

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (282)		<p>J6 5.2.5 I do not support this policy. Why build more retail units when we have so many empty ones already with more closing daily?</p> <p>J7 5.2.12 I do not support this policy. The proposed shellfish processing plant for Oxen Cove is totally unacceptable for this lovely waterfront area.</p>	<p>I think there should be a referendum as far as the proposed 'Shellfish Village' is concerned. Oxen Cove has always been a lovely waterfront area to walk along. It won't be with the 'Shellfish Village'.</p>	<p>The neighbourhood Plan identified land for employment sites in accordance with the expectation in the Local Plan.</p> <p>As regards Policy J6 Town Centre it is proposed to improve the Town Centre precisely to avoid more closures.</p> <p>As regards Policy J7 Oxen Cove and Freshwater Quarry the plan has been amended to make it even clearer that proposals must detail how the "town's attractiveness as a tourist destination is to be maintained"</p>	Yes
Resident (149)	No	<p>Policy J1</p> <p>5.1.1</p> <p>The minimum time frame (6 months) is too short. Must take account of economic conditions and should be at least 2 years.</p> <p>Policies J5 and J7 seem to be in conflict. Oxen Cove and</p>		<p>Policy J1 at para J1.1 has been amended to make it clear that it is "clear evidence" that is required rather than evidence over "a minimum of six months". The Policy now says: "A lack of viability is to be established by clear evidence from an active marketing effort that it would not be possible to achieve a lease or sale of the</p>	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		Freshwater Quarry should be covered under Policy J5		premises at a reasonable market rate. The greater the contribution to employment, the higher the level of evidence which must be provided and in all events a minimum period of six months of marketing should be undertaken."	
Resident (69)		5 - Couldn't find what Class B use for employment meant. J4 - Using car share as a reasoning point seems somewhat pointless as there appears to be little actually operating.		Noted with thanks. It is considered the reference to Class B use which comes out of the Town and Country Planning (Use Classes) Order 1987 (as amended) does not need further definition.	No
Resident (314)	No	I am very concerned by the proposal to destroy the Brixham seafront with a fish processing plant, rather disengenuously called a "Shellfish Village". This does nothing for the economic development of the area (which needs more graduate, skilled jobs) not more unskilled labour. It is very unlikely that long term British processing plants will be able to compete on the international market so I question the long term viability.	The plan is parochial and unambitious. Brixham needs to diversify its economic base into high end tourism and	As regards Policy J5 Harbourside and J7 Oxen Cove and Freshwater Quarry the plan has been amended to make it even clearer that proposals must detail how the "town's attractiveness as a tourist destination is to be maintained".	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>It permanently destroys Brixham's greatest asset which is its harbour/seafront and should be protected and enhanced for tourism not turned into an industrial site. The destruction will be not only be visual but the crushing process will be noisy and smelly for the residents at Dalverton Court and Furzeham above. It would prevent any future marina development as no one would want to park their yacht next to a noisy, dirty processing plant. If successful the processing plan will of course also attract heavy goods traffic right to the centre of the historic town where it will negatively impact on its attractiveness for tourism and for which the narrow streets are entirely unsuited for. Industrial sties should only be placed out of town and away from residential areas. This needn't be within the Brixham town boundary's. A site near a main link road would be the most sensible for both the business</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		and for the quality of life of us residents.			
Resident (163)	No	I think the plans for the development of the inner harbour with the swing bridge are excellent. However, the siting of the Shellfish Village so close to a residential area would be intrusive and the environmental impact of the processing plant is not acceptable. To describe it as a "Shellfish Village" is merely a descriptive term for what in reality will be a row of factory type buildings let out to the highest bidder.	None	There are safeguards built into the Plan at for example Policy J8 which require that resident amenity and the Tourism impact is considered alongside improvements in Marine related Employment.	No
Other (162)	No	The suggestion of a swing bridge and sill for the inner harbour makes good sense, however the so called 'shell fish village' will end up in my view as being no more than a row of factory units let to the highest bidder and will certainly have an environmental impact on the existing residential property near by. There are plenty of empty retail shops in the town centre already so providing		The Plan does not allocate employment sites, but it does identify brown field sites which could be developed to provide additional space for employment.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		more is unnecessary.			
Representative of an organisation (Brixham Laboratory)	Yes	I would support the intent and vast majority of the Plan. In representing the interests of the Brixham Laboratory I would just like the plan to ensure that we are able to continue to operate and to sustain the businesses at our premises going forward. A few of my key concerns here would be the access to good quality seawater (we abstract from the outer harbour, if the Northern Arm were to be built, we would want assurance that we could still get what we need). Any infrastructure changes should also bear us in mind, whether keeping our reserved parking in the Freshwater Quarry car park, or just general access into/out of Freshwater Quarry in a post Shellfish Village era. All of these things are easy to overcome. Currently we have about 100 people employed here through 25 businesses, if some of my tenants growth plans materialise this number could double in the next couple	I think I did most of this above. I would be like to keep abreast of it's development as it goes forward.	Thank you for your comments, they provide a very useful set of guidance notes which are relevant to the development of employment sites. These points should be incorporated into the proposed planning brief/master plans which emerge at the later project stage in planning applications.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		of years. This will hopefully add to the Plan through the creation of good quality employment and the supply chain for local restaurants/hotels/taxis, etc.			
Resident (315)	Don't know	Its certainly a good idea to separate fish industry and residential areas.	My support at Q5 is subject to my comments above. I'm sorry not to have entered paragraph numbers against my comments - I just haven't had time.	No proposal to amend was submitted. Thanks for your support.	No
Resident (305)	Don't know	Oxen cove and Freshwater: this again is an employment area and I though I appreciate that the Plan for this area is in its infancy, it is such an important site for Brixham that much more thought and consultation needs to be undertaken so that we maintain the coastal and tourist feel and support the yacht club. We also need to provide as much parking as possible for coaches, residents and workers in Brixham.		The Neighbourhood Forum is aware of the sensitivities involved hence the development delivery process will seek public participation of a high order.	No
Resident (297)	Yes	5J2. The continuous improvement of a robust internet conection is essential to allow all sections of the	I would like to offer my thanks to all who contributed in the generation of this extensive document.	The feedback provided is welcomed and will be useful once the plan is approved and has to be implemented.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>community to have access equivalent to larger cities. J3. J5. The fishing industry is the heart of the town and must be supported. It is the catalyst to the the success of the shops in the town.</p>	<p>I only hope that local politicians do not engage in power struggles and petty arguments that drag on for hours while they argue over procedural issues that make progress tediously slow and strangle the life out of all the good intentions of the authors.</p> <p>Fianally, I would like to acknowledge my thanks to the late Will Baker for his dedication, often well beyond the call of duty, in turning all the ideas into a cohesive document. I was delighted to hear that he has been nominated for the civic award.</p>		
Resident (286)	No		<p>What is proposed at Oxen Cove is a 15/20,000 sq ft shellfish processing plant in front of and adjacent to the Yacht Club. This will see the removal of a section of the waterside South West Coastal Path with a new path being created to run between the cliff face and the rear of the shellfish processing plant,</p>	<p>The feedback provided is material to development proposals at Oxen Cove and Freshwater Quarry. It will be submitted for consideration for the proposed Harbour Master Plan process.</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>which I would consider to be totally inappropriate. At Freshwater Quarry it is a multi-storey car park to compensate for the spaces that will be lost at Oxen Cove and which will be half a mile from the town centre. The whole thing back to front. The town layout as it is now is perfectly suited for development without having to force it and fudge it. Why make it more difficult than it is? For what reason? For whose benefit? The town centre is ideally located for transport and that is precisely what it should be used for; a dedicated transport hub for cars, buses, taxis, coaches and parking. O/C and F/Q are ideally located for leisure and tourism and that is precisely what they should be used for and there are industrial estates in town that are made for industrial/fish processing units, which is precisely where those units should be located.</p>		

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (153)	Yes	J3, J5 and J7 Agree with these policies. We propose the development of one 2000 sq m building for shellfish processing at Oxen Cove with a potential to employ more than 50 persons.		Thank you for your comment. The feedback provided is material to development proposals at Oxen Cove and Freshwater Quarry. It will be submitted for consideration for the proposed Harbour Master Plan process.	No
Resident (330)	Yes	5 yes, but - should be clear evidence of jobs before more development	Torbay Council/TDA/UK Gov are intent on turning Brixham into dormitory for people who are retired/work elsewhere. Focus should be on creating jobs and rebuilding community instead of building nasty kit built houses out of town. Shopping centres on green fields and ruining town centres of Torbay. Plan does not go far enough to redress the balance.	Noted with thanks	No
Resident (118)	Yes	J- E1: 3 Yes We need to support our shell-fishing industry, E1: 6 Yes		Noted with thanks.	No
Other (348 Holidaymaker)	No	Policy J1 - why focus on providing premises for employment? Many people now can work from home. If I moved to work in Brixham I would use a home office to work for my		The Plan does not allocate employment sites, but it does identify brown field sites which could be developed to provide additional space for employment.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		(national) employer. By building houses you are allowing businesses employing home workers into the area to the benefit of the local economy.			
Resident (831)	Yes	J6 -yes - seems a good layout for Town Centre but please include new toilets J7 - No - Left as it is now with parking for visitors and local residents		Noted with thanks. The comments provided informed the Town Centre Master Plan process.	No
Resident (830)	Yes	J6- No - Hotel site proposed development be moved to Northcliffe. New homes on Town Square instead of hotel - preferably for older people.	New toilets in new town square	Noted with thanks. The comments provided informed the Town Centre Master Plan process.	No
Resident (259)	Yes	5.3.2 support,		Thanks for your support. No proposals for change are made.	No
Resident (375)	Yes	J6 - what is the point, The Town Centre Car park part of which used to be the much publicised Town Square? Give me a break! J7 Yes - would this be a plan to utilise the American Road into a route into Brixham? J7 Yes - Replanting of trees at the decimated Churston woods essential		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (103)	No	Disagree with the Northern Arm Breakwater (will cause problems of pollution - the tide will not flow in and out of harbour effectively). Disagree with any development on Freshwater Cove or Oxon Cove, especially a multi story car park. (This is not in keeping and would totally ruin the area). Disagree with the Shell Fish Village development due to over development, traffic problems, noise pollution.	Brixham is great as it is now - this is what attracts the tourists. No need for extra moorings. The artisan markets are a good idea. Also the charity shops are not a problem - better than having a boutique town where everything is unaffordable.	Noted with thanks. The comments provided informed the Town Centre Master Plan process.	No
Resident (179)	Don't know	5.2.1 No. Shellfish Processing on prime harbour land is a smelly, degrading waste of space. Such activities will be detrimental to the tourism industry and should be located on the industrial estates away from the prime attraction for Brixham -the harbour. Fishing may be important but ultimately this is a declining industry whereas tourism is not. There is also the noise and nuisance aspects of such industry being sited next to a residential area, as well as the tourism access from the long stay car park.		As regards Policy J5 Harbourside and J7 Oxen Cove and Freshwater Quarry the plan has been amended to make it even clearer that proposals must detail how the "town's attractiveness as a tourist destination is to be maintained"	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (234)	Yes	J3, J4 - yes - local employment and training is highly importance for local families to remain in this beautiful area		Noted with thanks.	No
Resident (307)	Yes	J5 5-3-2 - yes - I fully support employment where rural skills, horticulture and outdoor leisure are encouraged		Noted with thanks.	No
Resident (282)	No	J6 5.2.5 - no - why build more retail units when we have so many empty open ones already, with more closing daily J7 5.2.12 - no - the proposed shellfish processing plant for oxen cove is totally unacceptable for this lovely waterfront area	I think there should be a referendum as far as the proposed 'shellfish village' is concerned oxen cove has always been a lovely waterfront area to walk along. It won't be with the shellfish village. I did complete on the Brixham Peninsula but I'm not sure it was sent as there no confirmation of it being sent, hence this one in the post	The neighbourhood Plan identified land for employment sites in accordance with the expectation in the Local Plan. As regards Policy J6 Town Centre it is proposed to improve the Town Centre precisely to avoid more closures. As regards Policy J7 Oxen Cove and Freshwater Quarry the plan has been amended to make it even clearer that proposals must detail how the "town's attractiveness as a tourist destination is to be maintained".	Yes
Resident (251)		J5 5.2.1 - no - I don't agree with a shellfish processing plant. The smell is unpleasant. Not encouraging for tourism	Policy J6 5.2.5 - redevelopment of town centre car park. If there are plans for a supermarket/a high-end supermarket like Waitrose or	As regards Policy J5 Harbourside and J7 Oxen Cove and Freshwater Quarry the plan has been amended to make it even clearer that proposals must	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			M&S would not detract from the local shops and supermarkets in Brixham, but would encourage out of the area shoppers into Brixham	detail how the "town's attractiveness as a tourist destination is to be maintained".	
Resident (72)	Yes	Policy Document 5.2.8-Yes - Not the right place for a hotel, not the right place for a town centre which should be at the harbour area. Policy Document 5.2.15- Yes - This area should include a hotel(s), Brixham is very short of good hotels. Brixham Town Centre Master 6.2-Yes - Please increase multi-storey car park to 300 plus car spaces. If insufficient car spaces are provided the shops and town will suffer.	We need a large super market in the town centre that will enable residents to do their main weekly shop instead of having to go to Sainburys, Morrisons etc. This would have the advantage of reducing the amount of traffic between Brixham and Windy Corner. Please improve the road access to Brixham.	Noted with thanks. The comments provided informed the Town Centre Master Plan process.	No
Resident (173)	Yes	5.2.5 - yes - definitely the town centre needs developing		Noted with thanks. The comments provided informed the Town Centre Master Plan process.	No
Resident (196)	Don't know	5.1.2 & 5.1.16 - Yes - Must be affordable, used locally, full time use, not storage.		Noted with thanks. It is hoped the policies proposed will address the issues raised.	No
Resident (341)	No	J1 5.1.2 Yes/No largely. It is obvious that the proposed plan does NOT conform with this policy. The proposal does not	NO EMPLOYMENT FOR CURRENT RESIDENTS. More houses will only lead to more problems unless sold to locals	Noted with thanks. The plan identified a series of sites which have employment potential. The implementation of this plan is	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>develop leisure facilities or bring new employment. J4 5.1.17 and 5.1.18 Yes/no. Again the proposal does not provide enough care to traffic levels, jobs by providing any developments for employment or sustainable travel/transport. J8 5.3.1, 5.3.2 and 5.3.4. Yes/no. Not enough jobs in Brixham currently for residents. Housing development is only going to add to the problem. E1 E6 Yes/no. Again these are NOT considered in these plans</p>	<p>only. NO INFRASTRUCTURE, particularly sustainable travel to cope with further housing developments. Not in agreement with using green belt space for houses.</p>	<p>the responsibility of Torbay Council and Brixham Town Council. Highways is the responsibility of Torbay Council and we have attempted to set out as far as possible community aspirations as regards improvements in this area as projects in the plan.</p>	
<p>Statutory Body (Environment Agency)</p>		<p>Flood risk is a constraint for some sites listed. The following sites are affected by flood risk:</p> <ul style="list-style-type: none"> • Central Town Centre Car park and Town Square (mixed use including 25 residential dwellings – a ‘more vulnerable’ use) • 2 Oxencove and Freshwater Quarry (water compatible and less vulnerable uses) • 6 Former Sewage Works, Galmpton (water compatible and less vulnerable uses) • 7 Broadsands (water 		<p>Noted with thanks. Former Sewage Works, Galmpton and Broadsands have been removed. It is considered the plan notes constraints re Town Centre and Oxen cove / Freshwater Quarry and that these are compatible with the development set out.</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		compatible and less vulnerable uses)			
Landowner in the area (119)	Yes	Land behind my Farm Shop should be an allocated site for Employment and it was my understanding that it had been included in the plan. It is unclear to me why this site is no longer proposed for allocation and this is particularly the case given the text which appears at para 5.6.2 of the Churston Village Design statement.		<p>Noted with thanks.</p> <p>The land behind the Farm Shop (Brokenbury) is a greenfield site. On the basis that sufficient brownfield land was found to meet the Local Plan expectation it was not considered necessary to identify the site at this stage.</p> <p>However, the plan sets out clearly at paragraph Policy J8 at para J8.2 that development could be supported at this location in certain circumstances. Such a development could also be supported by Policy E2 at para E2.3 sub-bullet 5.</p> <p>Policy BH5 cross references Design Guidance in the Design Statements. As noted these highlight the potential - at what is now para 5.3.2 - for such a development.</p> <p>All things considered it would therefore not be appropriate to alter the plan as the plan already provides clear scope for</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				the support of employment development at this site subject to constraints.	

Housing

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (129)		I particularly support H2 6.0.7, H4 6.0.16,		Noted with thanks	No
Residents (369)	Yes	White rock extensions area - is wholly in appropriate for development - as outlined in email submitted.		Noted with thanks	No
Resident (110)	Yes	The approach taken by the neighbourhood planners seems to take in the required planning considerations and in particular the numbers of new houses required. I am pleased that the majority of building sites are brown-field. Given the local geography and natural environment this is much to be supported over any green field development. As a Galmpton resident I am pleased that the proposals support the continuance of the village as separate from the local towns of Brixham and Paignton.	See above	Your support is welcomed regarding the ethos of Neighbourhood Plan	No
Resident (284)	Yes	I very much approve of the rejected housing areas which will preserve Galmpton as a community with all of the benefits that brings.		Noted with thanks	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (285)	Yes	I strongly approve of the rejected housing areas around Galmpton in the plan. This is vital in preserving Galmton as a community with all the social and economic benefits this brings to locals and visitors alike.		Noted with thanks	No
Resident (246)	Yes	It is imperative that the natural habitat of endangered species of wildlife be protected.	Ant development needs to be sympathetic to its immediate surroundings. There must also be a need for that development. Building more housing simply to meet government targets is not sufficient cause. The habitat of wildlife must be the primary concern, especially for endangered species.	Protection of the environment is a major theme in the Neighbourhood Plan	No
Resident (258)	Yes	H8, 6.0.27 support		Noted with thanks	No
Resident (217)	Yes	Document B- Rejected housing shown on area by Centry Road, however it is designated as a caravan park with Pavillion and site office. So although no housing there will be a large building, I feel this is misrepresented on the maps.		The maps detail rejected sites for housing. The large building is not a dwelling but contains facilities for the Caravan Park.	No
Resident (219)	Yes	H4, H7 - Yes - Strongly Support		Noted with thanks	No
Resident (77)	Yes	H7 6.0.25 Yes If at all possible, could prospective developers be	Sincere thanks to all those who have worked hard to	Your comment is noted but it would be difficult to specify	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		encouraged to incorporate nature friendly designs into new housing developments, helping to provide new habitats where birds and animals can also flourish. I believe advice can be sought from the RSPB on how to do this.	produce this plan	this for any new developments.	
Resident (178)		We both disagree with the plans totally. Trying to get out of Galmpton on the Brixham Road is a night mare, just queued back into Brixham. We don't agree on taking part of the common to extend the road, just stop building more houses in this area. Now that Paignton hospital is going to close, we shouldn't even think of building more houses. Our roads can't cope & hospitals can't cope.	We have already had a major influx of new houses along the Brixham Road & the traffic light situation on that road is horrendous 7 lots of traffic lights.	Traffic on the main road (A0322) has always been seen by residents as a particular problem regarding the construction of any large housing development in the Brixham Peninsula. However, this view has not been supported by either Torbay Council or the Planning Inspectorate in the past.	No
Resident (274)	Yes	While affordable housing is mentioned extensively in the policy document as key to the health and wealth of the community there are no numbers mentioned, even if aspirational. I appreciate that the local plan references proportions related to development size (15% to 20%) but I feel it would be an	I feel it gives a very positive and considered view to the potential development of the "peninsular" while protecting and enhancing the aspects that give it its uniqueness. It also appears to address the interests of all of the various stakeholders within the community that would	The problem of providing affordable housing for the Brixham Peninsula has proved difficult as most of the larger housing developments have been through the planning process. What is left is largely a number of smaller developments from which it is much more difficult to	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		additional positive to give some feel to total number of affordable homes that could be created.	potentially be impacted by the plan, which in itself is very heartening.	generate affordable housing. However, some proposals not detailed in the Plan may help in the future.	
Resident (69)		H2 - There is an urgent need to think outside the box in regard to what is "affordable housing". My contention to council many years ago that UK houses tend to be significantly 'over-engineered' compared to those in France met with complete silence as did my suggestion several years ago that prefabricated buildings like park homes should be considered as extremely viable option. Interestingly TV recently reported a scheme along these very lines... which does beg the question whether layman feedback is really of any value.		See above	No
Resident (297)	Yes	H2. I support the principle that there is a residency requirement for access to affordable housing. Housing generally I support the concept that developments must not "stick out like a sore thumb." However, the more modern houses in the	I would like to offer my thanks to all who contributed in the generation of this extensive document. I only hope that local politicians do not engage in power struggles and petty arguments that drag on for hours while they argue over	Your comments with regard to a residency requirement for affordable housing are welcomed. We have introduced this requirement in an effort to ensure that our young people have a better chance of obtaining housing in	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		town, generally built on individual plots, add to the interesting and attractive environment in which we live.	procedural issues that make progress tediously slow and strangle the life out of all the good intentions of the authors. Fianally, I would like to acknowledge my thanks to the late Will Baker for his dedication, often well beyond the call of duty, in turning all the ideas into a cohesive document. I was odelighted to hear that he has been nominated for the civic award.	the Brixham Peninsula.	
Resident (253)		H14, policy 37 - - no shell factory car park and bus/coach drop off point. No houses landscape and seating would be nice 6.0.7, policy H2 - more homes more cars in and out too much traffic. More help to move older folk to down size from 3 bed property would free up homes for families. Everyone would be happy	Northcliffe Hotel as it was when we had our wedding reception there in March 1960. Must have something done to it an eyesore as it is. How about an elderly village for people who would like to downsize, with warden and small shops, the young people would be happy	For traffic comments see item 10 above. With regard to the Northcliffe Hotel see item 26 below. Unsure what H14 policy 37 refers to?	No
Resident (194)	Yes		1. Given the large proportion of the area which is classed AONB, I think the number of additional homes required could be unrealistically large. 2. Please try to make sure that	1.We have a requirement to find 660 dwellings within the Neighbourhood Forum area, i.e. Brixham Peninsula. 2. Much of the identified development is on brownfield sites. 3. See	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>all Brown Field capacity is utilised. 3. There is a need (given the large number of second homes in the area) for genuinely affordable housing to encourage younger members of the community to stay in the area. On an entirely different tack, are there any plans to increase the Council Tax levy on second homes? this might well have the effect of releasing more housing capacity.</p>	<p>items 11 & 13 above with regard to a response to affordable housing. 4. increasing the Council Tax on second homes is a matter for the Local Authority, i.e. Torbay Council</p>	
Resident (196)	Don't know	6.0.1-6.0.8 & 10.1.1 - Yes - Rent only, too many affordable homes are business/profit opportunities for the rich.	Planning application for 10 houses on Castor Road, is this included in the plan?	<p>1. For affordable housing response, see items 11 & 13 above.</p> <p>2. Land to the rear of Castor Road will be included in the plan.</p> <p>Land to the rear of Castor Road to be included within Policy H3 for 10 homes.</p>	Yes.
Resident (265)	Yes		I believe that we should be looking for small developments of no more than 6/7 houses which will have less impact and not spoil the area, than huge housing	The housing requirements for the Peninsula will be met by a mix of large and smaller scale developments. Some of the larger developments have already been through planning	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			estates which blight the area, as per the neighbourhood plan.	permission.	
Resident (266)	Yes		I agree with small land developments such as Knapmans Yard and Waterside Quarry rather than large 100+ developments in green areas.	See above	No
Resident (374)	No	I am concerned at the density of housing planned. Also concerned about the infrastructure of Brixham - school , drs, dentists sewers and roads have a finite capacity.		Noted with thanks.	No
Resident (9)	Yes		I agree with small developments rather than 100 + estates. Knapmans Yard and Waterside Quarry are a good example of this.	See above	No
Resident (10)	Yes		Small developments with a small area of land such as Waterside Quarry and Knapmanns yard I am in agreement with, but I do not agree to large 100 + developments in green areas.	See above	No
Resident (8)	Yes		I agree to having small developments like Waterside Quarry but not large	See above	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			developments with 100+ homes etc.		
Resident (182)	Yes		Housing is important, I believe we should preserve the integrity of our area by developing smaller sites such as White Rock Quarry and Knapman's Yard rather than large developments such as the Golf Club and the car boot field.	This comment is idiosyncratic since White Rock is the location of both current and proposed large scale development.	No
Resident (183)	Yes		I would like to see small developments like these in Galmpton and at Whiterock Quarry rather than large developments like the Golf Club and on the Sandy Market field.	see above	No
Resident (181)	Don't know		I would like to see small developments like these in Galmpton and at White Rock Quarry rather than large developments like the Golf Club and on the Sunday Market field.	see above	No
Resident (180)	Don't know		White Rock Quarry and Knapmans Yard for development rather than big areas like Churston Golf Club and Sunday Market field on	see above	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			Brixham Road.		
Resident (310)	Yes	H3 page 14 - North cliff site This would be a ideal site for a sea view hotel with parking on-site with clever space planning. The view is breath taking. And having a hotel there would draw more visitors to Brixham.		Brixham has been the location for a number of hotels in the past which have closed, presumably because of viability issues, e.g. Coombe Bank, Parkham and the Northcliffe itself. The Forum considers that housing is a much more likely option for this site.	No
Resident (305)	Don't know	Northcliffe Site: would support this staying for employment only, not residential Looking at the housing and employment sites as a whole identified in the plan, most is in Brixham itself, and I would like to see more identified in the villages.		1. For the Northcliffe, see above. 2. Brixham does bear the brunt of the housing and employment provision as it has proved difficult to find suitable sites within the villages.	No
Resident (149)	No	H3-H16 - No - Should be employment only (maybe a multi storey car park on part of site) Reason: employment for our young people	We must ensure that Brixham's unique character of being both a tourist destination and a working fishing port is enhanced for future generations.	The small amount of housing, i.e. 10 units, is intended to support the provision of a multi-storey car park.	No
Resident (108)	Yes	Housing assessment site H3-13 - no - concerned that this could over develop the former St Kilda site. Flood risk/drainage concerns		1. The housing density for this site is high at 80 dph compared to other housing densities of other proposed sites of c50	Yes.

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		also access to site currently too small		dph. 2. Although the site is bounded on one side by the Higher Brixham Watercourse, the majority, if not all, of the land is outside of the Environment Agency flood zones. The density for this site has been reduced from 80 dph to 50 dph	
Representative of an organisation (Paignton Neighbourhood Forum)		Please see letter of 17th Feb 2017 re Policy H3		Your support of our rejection of the proposed White Rock development (Inglewood) is welcomed. Please see item 36 below.	No
Representative of an organisation (Brixham Future CIC)		See email of 10/03/17 for comments on the following sections/issues, 6.0.7, 6.0.26, H10, 6.0.30, H11		Noted with thanks.	No
Representative of an organisation (Stoke Gabriel Neighbourhood Plan Steering Group)	Yes	BRIXHAM PENINSULA NEIGHBOURHOOD PLAN I am writing on behalf of the Stoke Gabriel Neighbourhood Plan Steering Group as you are no doubt aware, the Stoke Gabriel Parish Plan area borders that of the Brixham Neighbourhood Plan. We like you, are concerned	No	You support of our settlement boundary policy particularly with regard to the protection of the AONB is welcomed. As is your support of our rejection of the proposed White Rock development (Inglewood), please see item 36 below.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>about the spread of development along the Brixham Road at White Rock. We therefore support your Plan proposals in Policy E2: Settlement Boundaries that further development outside the settlement boundaries is inappropriate especially as the countryside falls largely within the designated AONB. We are pleased to see, therefore, that in your Housing Site Assessment document, Site H3 – R7: White Rock Extensions is deemed “not considered suitable for inclusion in the Neighbourhood Plan” We trust that your policies will be formally adopted at the forthcoming referendum.</p>			
Resident (12)	Yes	I am against any further White Rock development		Your support of our rejection of the proposed White Rock development (Inglewood) is welcomed. Please see item 36 below.	No
Representative of an organisation (CPRE)	Yes		We support in particular the NP designation of Rejected Housing sites which include White Rock 2.	See above	No
Agent (Stride Treglown (re:	No	Galmpton Sewage Works J1-1: Objected to inclusion for		Galmpton sewage works was removed as an employment	Yes.

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Deeley Freed – Abacus - land south of White Rock)		employment for ecology and other reasons.		site.	
		Town Centre site H3-I1: Flooding is a constraint. Also concern at loss of car parking (coupled with the lack of certainty on re-provision).		Flooding as a constraint noted in Housing Site Assessment for Town Centre site H3-I1. Master Plan provides for replacement car parking provision and Policy J6 ties this to the delivery of the site.	Yes.
		St Mary's / Old Dairy H3-I2: Lack of sufficiently robust survey data at this stage.		Policy E8 ensures that sufficient information is provided at the project stage in planning applications to avoid a likely significant effect and as such it is appropriate to allocate St Mary's / Old Dairy H3-I2 at this stage.	No
		St Kildas H3-I3: Further evidence required in order to understand the potential flood risk to future occupiers especially as allocation is for assisted living housing.		St Kildas is already used for assisted living and it is considered that any replacement facility will be able to incorporate mitigation to avoid any flood risk	No
		Northcliffe Hotel H3-I4: Considered that there is potential for site to be suitable for Greater Horseshoe Bats.		It is accepted there is no survey evidence of the site, however the Northcliff Hotel site was screened in the HRA and	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				<p>considered unsuitable for bats.</p> <p>Policy E8 ensures that sufficient information is provided at the project stage in planning applications to avoid a likely significant effect and as such it is appropriate to allocate Northcliffe Hotel H3-I4 at this stage.</p>	
		<p>Torbay Trading Estate H3-I5: Delivery is problematic due to access and TPO constraints.</p>		<p>It is considered the site is deliverable. The TPOs would appear to refer to an adjacent parcel of land.</p>	<p>No</p>
		<p>Oxen Cove and Freshwater Quarry H3-I6: Potential ecology issue as proposed multi-storey car park and proximity of the site to cliffs means potential for light spill to negatively impact on Greater Horseshoe Bats foraging and any roosts which may be present in the cliff face. In the absence of survey date, the potential impacts cannot be determined. Also concern at loss of car parking (coupled with the lack of certainty on re-provision).</p>		<p>The site H3-I6 was surveyed by Green Ecology in their Addendum report. They have set out that the site is suitable for identification at this plan making stage. Policy J6 has been amended to incorporate a specific requirement that appropriate Ecology surveys will be undertaken at the project stage for any planning application.</p> <p>The Master Plan provides for replacement car parking</p>	<p>Yes.</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				provision and Policy J7 ties this to the delivery of the site.	
		Site H3-17 Brixham Police Station should not be allocated as it is not "available now"		The relevant test is not whether the site is "available now" but whether "available to come forward at some point over the plan period" as set out at para 3.0.8 of the Housing Site Assessment. Using this definition the site is properly considered available.	No
		Further consideration should be given prior to suitability of H3-18 Waterside Quarry allocation. There is a cave in the adjacent quarry which has the potential to support Greater Horseshoe Bats, confirmed in evidence submitted in respect of a recent reserved matters planning application (ref. P/2016/0822).		<p>The adjacent site was granted planning permission in outline by Torbay Council (when Torbay Council itself applied) in application P/2014/0045 and so it appears reasonable to conclude that the allocated site is suitable for allocation.</p> <p>The site has been the subject of further detailed consideration in the HRA and particularly the Addendum Ecology Report of Greena Ecology. Further surveys over 3 months have found no evidence of Greater Horseshoe Bats on the site.</p>	No
		In the absence of detailed		It is considered that the project	No

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		assessment work for H3-I9 Knapman’s Yard there are questions about the appropriateness of the site and the ability to deliver development in a safe and appropriate manner.		stage for a planning application is the appropriate stage to answer the questions of detail referred to.	
		It is not clear from the evidence provided whether the individual density targets are realistic for each site with the result that the BPNP policy approach may be insufficiently robust to meet the targets set by the Local Plan. As is widely recognised, Torbay Council have adopted a novel approach in requiring Neighbourhood Plans to facilitate the delivery of a key aspect of the Development Plan.		It is agreed that the approach followed by Torbay Council is "novel" in setting out in the Local Plan an "expectation" that Neighbourhood Plans will deliver sites. However, no evidence has been set out that the densities ascribed to sites are unrealistic and so no reason is seen to revise the methodology used.	No
		The evidence base misrepresents what it refers to as the White Rock Extensions and Land South of White Rock . As developers we have been actively engaged in the Local Plan process for a number of years. The extent of the site considered by the Neighbourhood Plan doubles the size of the site presented to the		The developers may have engaged with the Local Plan but they never engaged with the Neighbourhood Plan prior to Regulation 14 Consultation stage. The site considered was not based on land ownerships (which can change) but rather on the Neighbourhood Plan's	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>Local Plan examination. Critically, the larger site boundary as drawn shows the development as having the potential to connect the existing White Rock 1 site (south of Long Road) to the village of Galmpton.</p>		<p>honest intention to consider possible sites. The Neighbourhood Plan has reviewed the smaller site area that the developer has informed us is within their ownership and it does not change the conclusions set out in the Housing Site Assessment.</p>	
		<p>660 dwelling figure for the BPNP area set out in the Torbay Local Plan is explicitly a minimum. PPG (ref. 061 Reference ID: 7-061-20140306) states Neighbourhood Plans should “plan positively to support local development and should not promote less development than set out in the Local Plan”. On the basis that we have identified flaws in the evidence base the BPNP fails to this criteria.</p>		<p>This assertion is rejected. First there is a substantial difference between (i) <u>promoting</u> less development than set out in a Local Plan; and (ii) <u>allocating</u> less development sites than a Local Plan "expects". Second and more importantly this Neighbourhood Plan in fact allocates sites sufficient to deliver 695 homes against the 660 homes expected in the Local Plan.</p>	<p>No</p>
		<p>Consideration should be given to allocating the land South of White Rock – explicitly the smaller area - subject to technical assessment work demonstrating that the previous concerns expressed in response to the</p>		<p>We have considered the land south of Whiterock as shown in the Housing Site Assessment and the smaller site advocated. The site has been rejected. In any event we have not seen</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		proposed Main Modifications (to the Local Plan) are addressed		from the developer any technical assessment work to demonstrate that the previous concerns expressed in response to the proposed Main Modifications to the Local Plan can be (or have been) addressed.	
Resident (296)	Yes	I strongly support the Plan. In particular I welcome the protection of Churston Golf Course, which is a vital amenity and where there should never have been any question of development.	I trust that Torbay Council will recognise that the Plan reflects the wishes of the residents and will respect every element of the Plan fully.	Noted with thanks.	No
Resident (357)	Yes		I think that it represents a positive solution for the area. I am pleased that the totally inappropriate development that was proposed for Churston Golf Club does not form part of this.	Noted with thanks.	No
Resident (356)	Yes		I feel strongly that we should protect the area from inappropriate development and I feel that the neighbourhood plan has achieved this. I am pleased that the plan safeguards the current state of the golf	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			course for residents and golfers alike.		
Resident (293)	Yes		My specific interest is that Churston Golf Club should remain in place indefinitely.	Noted with thanks.	No
Agent (Tetlow King – re Bloor Homes and Churston Golf Course)		Re Housing Site Assessment:"The site assessment concludes that due to the fact that a number of applications have been refused on two different sites for the relocation of the Churston Golf Club facilities, the redevelopment of the site is therefore undeliverable."		This is a misstatement of the Housing Site Assessment which actually states: "5 sites have been the subject of planning applications in the period 1974 to 2013 and all have failed. A further 4 sites were formally assessed in 2013 and rejected."	No
		Re Housing Site Assesement: "Bloor Homes in conjunction with Churston Golf Club are considering 3 the potential for redeveloping the site with the inclusion of the new golf club facilities included, within the area of the 1st and 18th , potentially at the northern edge of the site."		The northern edge of the site location referred to is one of the 4 sites formally assessed by the same developer in 2013 where it was concluded that the location was not viable. Aside from this there would still be a need to find land for replacement golf holes as well as navigate legal impediments such as covenants.	No
		Re Housing Site Assessment: The "redevelopment of the site in terms of the landscape impact was considered to be acceptable by Torbay Council ...views are		This is a matter of planning judgement. Having considered carefully the points made, we have reached what we consider to be the correct	No

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		largely screened by the buildings, trees and vehicle parking which lie adjacent to Dartmouth Road and as such these views, as stated by Torbay Council, are of limited amenity value and make limited contribution to the character of the area."		judgement. Accordingly we have seen no reason to revise the Housing Site Assessment.	
		Re Housing Site Assessment: "The acceptability of the sites redevelopment was re-enforced by the sites inclusion, until recently, in Torbay Council's list of sites which demonstrate their five years supply of housing land and was only removed from this following the second refused application for the relocation of the Churston Golf Club facilities"		We consider that the important point here is that Torbay Council have now removed the site from their list of sites which demonstrate a 5 year housing supply. We consider that this supports our own conclusions in the Housing Site Assessment.	No
Resident (329)	No	6.0.12 Table 3 H3-R8 yes - there should be no building on the golf course.		Noted with thanks.	Yes
Resident (375)	Yes	H2 Yes		Noted with thanks.	No
Resident (326)	Don't know	#Housing - We should vote on a no more second homes or holiday homes policy.#Housing - Windfall sites should be reduced by development of the golf course, Archery Full? and Ferrers		Noted with thanks. Churston Golf Club, Ferrers Green and the Archery Field are rejected sites. It may be that the Archery Field comes forward as an Exception Site in the future.	No

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		Green sites.			
Landowner in the area (Pilgrim's Friend Society)		Potential for development of a Care and Wellbeing Village as an exceptional site.		Noted with thanks. It was not considered appropriate to allocate the site for open market housing. However, the site appears that it could fit the requirements specified under the exceptions site policy in terms of bringing forward other types of housing to meet community needs. Community engagement would need to be the starting position for the landowner should they wish to bring this site forward on that basis in the future.	No
Agent (Tetlow King – re Bloor Homes and Wall Park)		<p>Rejected Sites: H3 – R1 and H3 – R2: Wall Park Extensions and Berry Head Road</p> <p>Argument made that there is a site which should be allocated in the plan but which has inappropriately not been included.</p> <p>Site is claimed to be visually well contained as it is surrounded by development - housing to the North, the Wall Park Holiday Park development to the East and</p>		<p>The points made have been carefully considered. However the site has been rejected because:</p> <ol style="list-style-type: none"> 1. The site lies outside the settlement boundary for Brixham (Policy E2). 2. The site is a greenfield site within the AONB and no exceptional circumstances have been put forward for its development. 3. The site has also failed to demonstrate the absence of a 	No

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		<p>South and the playing fields to the West. Views in and out from the West obscured by a soil heap or bund.</p> <p>Site is claimed to have - in the words of Torbay Council - “in consultation with the Council’s Ecological Consultant it is considered unlikely that a further 26 dwellings in this location will constitute a likely significant effect above and beyond what has already been considered as part of the Habitat Regulations Assessment for the original Wall Park scheme”.</p>		<p>likely significant effect on ecology.</p> <p>4.This site along with others adjoining the Wall Park development was specifically excluded from the Local Plan for environmental reasons.</p> <p>It is noted that the Council's Ecological Consultant has formed a view on this site without, it appears, any ecological evidence before him. This is notwithstanding the sites very close proximity to the main Berry Head maternity roost for Greater Horseshoe Bats and the European Protected SAC. In contrast this Neighbourhood Plan has adopted an evidence led approach on ecology matters.</p>	
		<p>Policy H7: Sustainable ConstructionAs set out by Government in the Written Ministerial Statement (WMS) of 25 March 2015, “local planning authorities should not set in their emerging Local Plans,</p>		<p>The Supreme Court in Suffolk Coastal District Council v Hopkins Homes [2017] UKSC 37 states "74. The guidance given by the Framework is not to be interpreted as if it were a statute. Its purpose is to</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>neighbourhood plans or supplementary planning documents, any additional technical standards or requirements relating to the construction, internal layout or performance of new dwellings". Paragraph 002 (Reference ID: 56-002-20150327) under Housing – Optional Technical Standards of the Planning Practice Guidance (PPG), states that if a Council wishes to introduce the optional technical standards "local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans". Policy H7 of the Brixham Peninsula Neighbourhood Plan is contrary to the government guidance and fails condition 'A' of the basic conditions. Policy H7 should therefore be removed</p>		<p>express general principles on which decision-makers are to proceed in pursuit of sustainable development (paras 6-10) and to apply those principles by more specific prescriptions such as those that are in issue in these appeals." Accordingly the Ministerial Statement is like the NPPF guidance and not law and it is considered local circumstances merit the inclusion of this policy, particularly in light of low wages, fuel poverty, and the older age demographic of the local area etc.</p>	
		<p>Policy H9: Access to New Dwellings The supporting text of a policy sets out the reasoned</p>		<p>Noted with thanks. As no objection is raised to the exceptions, but rather how</p>	<p>Yes.</p>

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		justification as to why it has been drafted however does not form part of the policy itself. As such whilst this supporting text gives exceptions to the policy this needs to be set out within the main policy text of policy H9 for it to carry weight in the consideration of applications.		they feature in the text, the policy has been amended to include the exceptions within the policy wording rather than the justification.	
Agent (McMurdo Land Planning and Development – Re Greenover Trust and Mathill Rd)		Argument made that there is a site which should be allocated in the plan but which has inappropriately not been included.		The points made have been carefully considered. However the site has been rejected because: 1. The site lies outside the settlement boundary for Brixham (Policy E2). 2. The site is within the AONB at a ridge line point which is highly visible and frames the gateway approach to Brixham on the main road. 3. The site also lies within the greater horseshoe bat sustenance zone and with likely nearby flyways.	No
		Ecology - "ecology is not a constraint to development of Mathill Road Paddock"		No evidence has been put forward to substantiate this opinion and on this basis the opinion is not agreed.	No
		Heritage (Landscape) -		This opinion is not agreed.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		"development of Mathill Road Paddock would provide positive benefits without harming the landscape and AONB."			
		Placemaking & Community - "The paddock faces Mathill Road which is characterised by a C 1970s suburban vernacular with many paved gardens and car-dominated frontages. There is a significant opportunity to improve the street scene by reflecting the south Devon historic nature of street frontage"		This opinion is not agreed.	No
		BPNP Policy HW1 along with the desire to retain and expand tourist accommodation, will limit opportunities for windfall. In addition there is no allowance for non-implementation of committed and allocated sites as further work on site constraints comes forward.		The mechanism by which it is claimed Policy HW1 and TO1 limit windfall is not explained and is not agreed. Further, the Neighbourhood Plan has allocated 695 homes against a Local Plan expectation of 660. It is therefore not agreed that a further allowance needs to be made for non-implementation of committed and allocated sites as further work on site constraints comes forward.	No
		As noted above the paddock is not 'on the ridge' but an enclosed		The smaller site area referred to has been considered in	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>field beyond the brow of the hill. The paddock is not suitable for agricultural use and appropriate ecological mitigation and enhancement can be delivered in the immediate area.</p>		<p>addition to the larger area considered in the Housing Site Assessment but this does not change the conclusions. In the absence of any ecology evidence being presented it is unclear how it has been concluded that appropriate ecological mitigation and enhancement can be delivered in the immediate area.</p>	
		<p>The restrictive Policy E2 in the BPNP "would not be 'sound' in respect of Local Plan tests of soundness and in practice such Neighbourhood Plan policies serve to complicate decision making. Local Plan Policy C1, in enumeration of criteria (e.g. away from settlements) makes it clear that a number of homes on the paddock would not trigger the restrictive criteria. Allocating the Mathill Road Paddock site and amending the settlement boundary would provide compliance in this case, alternatively removing the term "only" from 7.0.18 [Policy E2 Settlement Boundaries] will</p>		<p>It is not agreed that the relevant Local Plan policy in relation to the site is Policy C1 (Countryside Area). Rather it would appear the relevant policy is Policy SS8 (Natural Environment), which specifically deals with the AONB and states in such areas "Development will only be permitted in exceptional circumstances where it can be demonstrated to be in the public interest". This would appear to invalidate the point being advanced. As regards the reference to the word "only", removing this word would not be consistent with the aim of</p>	<p>No</p>

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		provide for policy compliant sustainable decision making and a generally more robust policy."		the policy which is to clarify the appropriate types of development which would be supported.	
Agent (Savills re St Mary's Industrial Estate/Old Dairy/Upton Manor Farm Camp Site)		See report re St Mary's Industrial Estate/Old Dairy and Upton Manor Campsite. Argument made that there is a site which should be allocated in the plan but which has inappropriately not been included. Representation includes ecology survey information to support the representation.		<p>St Mary's Industrial Estate and Old Dairy are part of the allocated sites for the Brixham peninsula Neighbourhood Plan.</p> <p>The situation regarding Upton Manor Farm Campsite is that this site is rejected for inclusion in the Neighbourhood Plan for these reasons:</p> <ol style="list-style-type: none"> 1. The site lies outside the settlement boundary for Brixham (Policy E2). 2. The site lies entirely within the AONB and no exceptional circumstances have been presented for its development. 3. The site has also failed to demonstrate the absence of a likely significant effect on ecology. 	No
		Over-reliance on windfall sites: "Although the Local Plan does allow for this approach,... strongly recommended that the reliance on windfall sites is		The amount of windfall was tested in the Local Plan examination. Ignoring windfall at the plan making stage would not mean that windfall	No

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		<p>greatly reduced (if not removed entirely), with more emphasis on allocating sites in appropriate locations and on sites which are deliverable within the required timescales."</p>		<p>planning consents would not come forward. Consequentially, in such an event the Neighbourhood Plan would likely result in an over provision of homes.</p> <p>It is considered that using the amount of windfall already tested at the Local Plan stage is robust.</p>	
		<p>H3 – I1: Town Centre Car Park (identified for 25 dwellings): Major proportion of site is non residential so unlikely that the site will deliver number of residential units planned for. SHLAA submission for this site suggests a potential capacity to deliver 14 dwellings. Uncertainty over the deliverability - it will be necessary to undertake various costly activities including (but not limited to) highwayalterations, land remediation (associated with its previous use as a gas works) and flood alleviation works - this combines to impact upon the financial viability so site cannot be relied on. Site should</p>		<p>It is considered that the detailed Master Plan work and the Housing Site Assessment evidences that the 25 homes planned for is a robust assessment.</p>	<p>No</p>

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		<p>not be included by virtue of its position in the flood zone. Residential dwellings are defined as a 'more vulnerable' land use, which should only be considered acceptable in the flood zone where no other alternatives exist. Site should be removed entirely from the plan due to the uncertainties over its delivery or alternatively the suggested capacity for residential development be reduced to a maximum of 14 units.</p>			
		<p>H3 – 12: St Mary's / Old Dairy (identified for 25 dwellings) Ecology - Following a comprehensive suite of ecological survey work having been undertaken by 'Blackdown Environmental' (and subsequently peer reviewed by 'Blue Sky Ecology' and supplied to the Neighbourhood Forum) it has been confirmed that neither the buildings nor the adjoining land provide important foraging habitat for Greater Horseshoe Bats, albeit bats do commute along the boundaries of the site</p>		<p>It is noted that the site boundaries are used for bats commuting to the main Berry Head Greater Horseshoe Bat maternity roost which is a central feature of the Berry Head SAC. It is however considered at this stage that it would be possible to bring forward a development without a likely significant effect on bats. Full evidence in relation to this would need to be provided at the project stage in any planning application as per Policy E8 of</p>	<p>No</p>

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		<p>when travelling to their feeding grounds. Density - Given the character of development in the surrounding locality and given the area of the site (0.5ha), it may be difficult to achieve a development of 25 dwellings on the industrial site/old dairy alone. This would require a development density of around 50dph in an area where the average density is closer to 20-25 dph.</p>		<p>the Neighbourhood Plan. At this stage it is also considered the density of 50dph is appropriate subject to detailed design matters being resolved.</p>	
		<p>H3 – I3: St Kilda (identified for 20 dwellings). This site has an area of 0.25ha and has been identified as having capacity to deliver 20 dwellings. This assumes a net density of 80dph. The Housing Site Assessment document confirms that this site has not been identified in the SHLAA as being available for development. As such there is no evidence to suggest that this site will come forward for development and so it cannot be relied upon by the Neighbourhood Plan to deliver new homes. In light of the above, it is recommended that the St</p>		<p>It is not agreed that the lack of identification in the SHLAA is evidence of a site's lack of availability for development. Plan making is an iterative process. The last SHLAA update was 2013. It is not considered appropriate to ignore information which has materialised in the 4 year period since - such as the new information about the availability of St Kildas - until the next SHLAA refresh. However the density has been reduced to 50dph.</p>	<p>Yes.</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		Kilda site is removed from the list of identified sites as it cannot be relied upon as being deliverable.			
		H3 – 14: Northcliffe Hotel (identified for 15 dwellings). This site appears to represent a suitable location for development.		Noted with thanks.	No
		H3 – 15: Torbay Trading Estate (identified for 15 dwellings): This site appears to represent a suitable location for residential development. However doubts exist over the deliverability given the physical constraints associated with topography and contamination. These will have an impact upon the financial viability.		Noted with thanks. It is not considered there is any reason to believe the site is not capable of coming forward during the plan period.	No
		H3 – 16 : Oxen Cove and Freshwater Car Parks (identified for 10 dwellings): Due to the serious constraints at this site there are doubts over the deliverability of any developmentThe Housing Site Assessment document confirms that the delivery of development is reliant upon the success of a funding bid, the		The Housing Site Assessment appears to have been misquoted. It actually says "A funding bid, currently with the HoSW LEP (under Growth Deal 2), could unlock the site for employment use by allowing some relocation of car and coach parking. However, a master planning exercise for these two sites has	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>outcome of which is unknown. Furthermore, the site's location in the coastal flood zone brings into question whether the site should be identified for residential development at all. This is because residential dwellings are defined as a 'more vulnerable' land use, which should only be considered acceptable in the flood zone where no other alternatives exist (in accordance with the Sequential Test). In this case, given the numerous potential alternative locations for residential development available in the town, it is considered that the site fails to satisfy the Sequential Test. Given these serious constraints and the uncertainties surrounding the potential development of this site it is recommended that it is removed from the Neighbourhood Plan.</p>		<p>proposed that part of the development for Freshwater Quarry should be a multi-storey car park to retain significant parking capacity on the sites." It does not say "delivery of development is reliant upon the success of a funding bid".</p> <p>It is considered that appropriate design allows residential use in this location through mitigation e.g., not locating residential on ground floors of the building.</p>	
		<p>H3 – 17: Brixham Police Station (identified for 7 dwellings): This site appears to represent a suitable location for</p>		<p>Noted with thanks.</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		development.			
		H3 – I8: Waterside Quarry (identified for 10 dwellings): This site appears to represent a suitable location for development.		Noted with thanks.	No
		H3 – I9: Knapman’s Yard (identified for 6 dwellings): This site appears to represent a suitable location for development.		Noted with thanks.	No
		H3 – R3: Upton Manor Farm Campsite (and rejected part of H3 - I2) - argue that land is not ‘significant landscape sensitivity’ due to its location within the Area of Outstanding Natural Beauty (AONB) as site is adjoined by existing residential developments to the north and south, the Industrial Estate to the west and the campsite to the east. So contribution to the landscape character is negligible to the point of being irrelevant.		This is a planning judgement. We disagree.	No
Resident (156)		Policy H3. No	See report submitted by Mark Richards of Savills	St Mary's Industrial Estate and the Old Dairy are part of the allocated sites for the Brixham peninsula Neighbourhood Plan.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				<p>The situation regarding Upton Manor Farm Campsite is that this site is rejected for inclusion in the Neighbourhood Plan for these reasons:</p> <ol style="list-style-type: none"> 1. The site lies outside the settlement boundary for Brixham (Policy E2). 2. The site lies entirely within the AONB and no exceptional circumstances have been presented for its development. 3. The site has also failed to demonstrate the absence of a likely significant effect on ecology. 	
Landowner in the area (Devon and Cornwall Police)		<p>Brixham Police Station is on the retain list. This is not to say that this position will not change in the future if circumstances change or alternative options become known. I hope this clarifies the position. NB email of 16/11/16 pre-dates consultation.</p>		E-mail correspondence included in the consultation for completeness. There is no reason to conclude that during the lifetime of the plan the site could not come forward.	
Representative of an organisation (Torbay Development		<p>HW1 - 6.0.2 - Suggested change in wording to 'provision of affordable homes should be provided on site unless in exceptional circumstances'. HW1</p>		Policy HW1 - substantially revised to make it much clearer in its application.	Yes.

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Agency)		<p>- 6.0.3 - Due to site availability in Brixham it would be more beneficial for Affordable Housing to be delivered on site. A case could occur where a commuted sum was accepted but no where within the peninsular where housing could be provided.</p>			
		<p>HW2 - This conflicts with the Councils Local Connection Policy which has been approved at Council and as established by Devon Home Choice and would make it particularly difficult to administer a 2 tier system.</p>		<p>Policy HW2 - it is considered that the highly capable officers working for the Council will be able to properly implement the policy.</p>	No
Agent (Town Planning Consultants – re Castor Road)		<p>Request to allocate land behind 16-26 Castor Rd for housing.</p>		<p>This site has been notified as a potential new site and it lies within the settlement boundary for Brixham. It is considered that this site could be included within the Neighbourhood Plan.</p> <p>Land behind 16-26 Castor Road is now included within Table 2 of Policy H3 10 homes.</p>	Yes.
Resident (15)	No	<p>I believe that proposals for H3-18 go against the following policies, H8 E1 E2 E3 E4 E5 E6 E7 E8.</p>	<p>The remainder of the plan appears to be well thought out & sympathetically presented.</p>	<p>We do not agree that this allocation conflicts with the Plan’s policies for the following reasons:H8 – the site is</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				<p>adjacent to a main road and in the urban area; E1 – the site has been assessed by our professional advisers for potential conflicts with national and local planning policy. None have been identified; E2 - The development is within the settlement boundary for Broadsands; E4 and E5 – these do not apply to the site; E3 – this policy justification refers to countryside in the context of Local Plan policy C1 and C2. Its intent is to protect substantial areas of coastal and agricultural land outside settlement boundaries separating the villages and Brixham. This site is not outside a settlement boundary [Policy E2] and is a brownfield site; E6 – this policy asks that the impact of any proposed development on views and vistas be properly addressed at the application stage. There has been no application in respect of this site;</p>	

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				<p>E7 – this policy asks that local wildlife sites be protected and preserved in any development proposal wherever possible. A small section of the site is an Other Wildlife Site of Interest [OSWI] according to the Local Plan Policies map. There is no development proposal at this time.</p> <p>E8 - the 2015 survey for an adjacent parcel of land did show the presence of GHB's on that parcel and the survey was used in support of an application for housing on that land by Torbay Council. The HRA produced for AECOM as now updated [August 2017] demonstrates the absence of a likely significant effect on bats. The issue will need to be addressed in any future application.</p>	
Resident (64)	No	Policy H3. Site H3-18 Waterside Quarry This area of land has been classed as Amenity Lane and was recently sold as such at auction for a nominal figure by Torbay Council. I object to the inclusion	See full comments above.	The land is not within the South Hams Special Area of Conservation. The reference to the allocation as amenity land is not demonstrated and has no status in the context of this	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>of this area of land for any further housing. The Waterside Quarry has been a beautiful landscaped area. It was landscaped by Torbay Council many years ago for the benefit of local residents and visitors. More recently trees were planted as part of a 106 Agreement following planning approval for The Stoep, Dartmouth Road. The land was teeming with wildlife and full of trees partly destroyed in the last few months by the landowner. I understand that this wildlife includes Greater Horseshoe Bats as shown in the survey undertaken in 2015 (see planning application P/2016/0824). The land is in the South Hams special area of conservation and I believe therefore that this area should remain protected for future generations as a green space between local housing developments. This being in line with the Plan's Policy Document 'Protecting the Green - Ensuring the Future'. The proposals for</p>		<p>Neighbourhood Plan. Protected trees will have to be considered in any planning application.</p>	

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		housing on this land should therefore be removed from the Peninsular Plan.			
Resident (111)	No	Policy E6: views and vistas must be protected. Building in Waterside Quarry would affect the current sea view from Dartmouth Road. Policy E7: designated county and local wildlife sited will be protected. Bat survey in 2015 at Waterside Quarry found Greater horseshoe bats roosting at sight Planning app P/2016/0824 refers. Policy E8 Development will not be permitted in line with threatening habitat of GH Bat population. Trees have already been cut down at the Waterside Quarry location, which I have no doubt will cause drainage and erosion issues to the lower properties in the quarry area		E6 – this policy asks that the impact of any proposed development on views and vistas be properly addressed at the application stage. There has been no application in respect of this site;E7 – this policy asks that local wildlife sites be protected and preserved in any development proposal wherever possible. A small section of the site is an Other Wildlife Site of Interest [OSWI] according to the Local Plan Policies map. There is no development proposal at this time.E8 - the 2015 survey for an adjacent parcel of land did show the presence of GHB’s on that parcel and the survey was used in support of an application for housing on that land by Torbay Council. The HRA produced for AECOM as now updated [August 2017] demonstrates the absence of a likely significant effect on bats.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				The issue will need to be addressed in any future application Erosion problems - The AECOM site assessment says this is not the case	
Resident (245)	No	Policy H3. I am given to understand that this land was given to the council on the understanding it was not to be developed. I am strongly opposed to the development of this land, and will do all in my power to oppose this development.	The only comment is to stop the overdevelopment of this beautiful area of Paignton.	Comment does not specify which parcel of land is being referred to and so cannot be considered properly. However the Forum has considered whether this comment could apply to any of the allocated sites and there is no evidence for any such restriction claimed.	No
Resident (167)	No	The Policy Document and Housing Site Assessment: selectively quotes from previous Reports in order to positively promote the site; infers suitability for housing based on recent planning approvals for smaller housing proposals; fails to identify that the site is within the South Hams SAC; fails to acknowledge the use of the site by Greater Horseshoe Bats; fails to acknowledge the sensitivity of this qualifying species to development change, loss of		Comments are noted. The 2008 SHLAA determined the site was suitable for 43 homes and the AECOM Housing Site Assessment now determines the site is suitable for 18 homes (on a pro-rata basis). On this basis and for reasons set out previously the allocation for 10 homes is considered appropriate.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>habitat and disturbance; fails to identify the obligations which would be placed on both the Council as 'Competent Authority' and Decision Taker, and on the Developer to effectively mitigate impacts successfully; fails to appropriately reflect the Policy 'tests' arising from the lands identification in the Adopted Torbay Local Plan as both an ULPA and RIGS ; and would remove the natural buffer between the 1960/70s housing to the west and the large caravan park to the east and further materially affect the character of this attractive landscape area.</p>			
		<p>Allocation of site H3-I8 would fail to accord with the objectives of Adopted Torbay Local Plan re: 1. Policy SS8&SS9 in that an identified and important urban landscape feature would be eroded through building, adversely affecting its natural appearance and that site; species and habitat protected under European or equivalent legislation will <u>not</u> be protected</p>		<p>This has been interpreted as a comment against amongst other things the following policies: 1. Policy E7 - this policy asks that local wildlife sites be protected and preserved in any development proposal wherever possible. A small section of the site is an Other Wildlife Site of Interest [OSWI] according to the Local Plan Policies map. There is no</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>from development. 2. Policy C5 in that it would dilute the quality of a designated Urban Landscape Protection Area; consolidating development; eroding its natural appearance with consequent visual harm. It is not considered that building design and garden planting would remedy this likely harm. 3. Policy C5 in that buildings would adversely affect a designated site of wildlife Interest and with likely detriment to a European protected species of wildlife; 4. Policy NC1 in that development would result in the loss of wildlife habitat and would not deliver a net gain in biodiversity</p>		<p>development proposal at this time.2. Policy E8 - a 2015 survey for an adjacent parcel of land did show the presence of GHB's on that parcel and the survey was used in support of an application for housing on that land by Torbay Council. The HRA produced for AECOM as now updated [August 2017] demonstrates the absence of a likely significant effect on bats. The issue will need to be addressed in any future application.3. As regards the ULPA designation, AECOM in the SEA at page 33 agreed that a development could provide landscape enhancements.</p>	
Resident (192)	No	<p>I have made a previous comment, but after gained more information with regard to this plan. My argument is why are Brixham residents making decisions for Paignton residents. Waterside Quarry is in the ward of Goodrington not Churston or Galmpton. This comparing Milton Keynes to being a part of London which it is clearly not.</p>	<p>Only what I have previously stated. Thank you.</p>	<p>Waterside Quarry is in the ward of Churston and Galmpton. The designation of the Brixham Peninsula area was made by Torbay Council in 2012 and is not capable of revision. The support for a brownfield sites first approach is noted with thanks.</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>The Waterside area of Torbay is in Goodrington which is clearly in Paignton not Brixham. I am not against house building providing all brown field site are considered before green field sites, what I do object too is Brixham residents making decisions on building land clearly that are in Paignton.</p>			
Resident (263)	No	Object to inclusion of housing site H3-I8 Waterside Quarry.	<p>Policy E4 Local Green Spaces - Churston Woods (The Grove and Balls Copse) should be included. Waterside Quarry (H3-I8) should be removed from the allocated housing Sites list because it contravenes the following policies: Policy E3 Green Wedges - Waterside Quarry should be included as a division between Paignton and Brixham. Policy E6: Views and vistas must be protected. Building in Waterside Quarry would affect the current sea view from Dartmouth Road. Policy E7: Designated county and local wildlife sites will be preserved and protected. An official Bat</p>	<p>E4 - Churston Woods is already designated AONB and it was determined in view of the difficulty of ascribing an accurate boundary to the site shown to single it out for additional protection it would not be appropriate to do so; E3 – this policy justification refers to countryside in the context of Local Plan policy C1 and C2. Its intent is to protect substantial areas of coastal and agricultural land outside settlement boundaries separating villages and Brixham. This site is not outside a settlement boundary [Policy E2] and is a brownfield site; E6 – this policy asks that the impact of any proposed</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>Survey undertaken in 2015 at Waterside Quarry found Greater Horseshoe Bat roosting at the site (see planning application P/2016/0824). Policy E8: Development will not be permitted where it will adversely affect the ecologies of important areas such as South Hams SAC. In particular development will not be permitted where it could threaten the habitat of the Greater Horseshoe Bat.</p>	<p>development on views and vistas be properly addressed at the application stage. There has been no application in respect of this site; E7 – this policy asks that local wildlife sites be protected and preserved in any development proposal wherever possible. A small section of the site is an Other Wildlife Site of Interest [OSWI] according to the Local Plan Policies map. There is no development proposal at this time. E8 - the 2015 survey for an adjacent parcel of land did show the presence of GHB's on that parcel and the survey was used in support of an application for housing on that land by Torbay Council. The HRA produced for AECOM as now updated [August 2017] demonstrates the absence of a likely significant effect on bats. The issue will need to be addressed in any future application</p>	
Other (348 – holidaymaker)	No		I would love to move to the area but house prices are too	The plan identified an amount of housing consistent with the	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>high. If the plan identified more areas for housing rather than relying on so much windfall, local housing supply would increase, driving house prices down and encouraging workers into the area. These days in the virtual economy you do not need dedicated premises for businesses - many many people work from home.</p>	<p>strategic aims of Torbay Council and the aspirations of the local community. Separately we do consider property prices in Milton Keynes - the home of the commentator - to be higher than prices in the peninsula?</p>	
Resident (167)	No	<p>Waterside Quarry. Since 2015 I believe that a survey of wildlife habitat concluded that amongst other creatures the Greater Horseshoe Bat uses the cliff face of this area and is also within the protected area for these animals stretching from Berry Head and is against policy E8The open piece of land at Waterside Quarry greatly enhances the Vista of existing residents not from my house but many within that area and also tourists who are relied upon for the economy of the Bay and is against policy E6.</p>	<p>The land at Waterside Quarry was sold 32 months ago by TCB on the understanding that it was not suitable for housing development reflecting in the guide price at Auction of £25,000 per plot, of two plots. I believe covenants were also in place to maintain that belief . I question the Peninsula Neighbourhood Plan as to how it is now thought to be suitable building land after a very short time from purchase.</p>	<p>E6 – this policy asks that the impact of any proposed development on views and vistas be properly addressed at the application stage. There has been no application in respect of this site;E8 - the 2015 survey for an adjacent parcel of land did show the presence of GHB’s on that parcel and the survey was used in support of an application for housing on that land by Torbay Council. The HRA produced for AECOM as now updated [August 2017] demonstrates the absence of a likely significant effect on bats. The</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				issue will need to be addressed in any future application	
Business owner in the area (168)	No	<p>Policy E4 Local Green Spaces - Churston Woods (The Grove and Balls Copse) should be included. Waterside Quarry (H3-18) should be removed from the allocated housing Sites list because it contravenes the following policies: Policy E3 Green Wedges - Waterside Quarry should be included as a division between Paignton and Brixham. Policy E6: Views and vistas must be protected. Building in Waterside Quarry would affect the current sea view from Dartmouth Road. Policy E7: Designated county and local wildlife sites will be preserved and protected. An official Bat Survey undertaken in 2015 at Waterside Quarry found Greater Horseshoe Bat roosting at the site (see planning application P/2016/0824). Policy E8: Development will not be permitted where it will adversely affect the ecologies of important areas such as South Hams SAC. In</p>		<p>E4 - Churston Woods is already designated AONB and it was determined in view of the difficulty of ascribing an accurate boundary to the site shown to single it out for additional protection it would not be appropriate to do so; E3 – this policy justification refers to countryside in the context of Local Plan policy C1 and C2. Its intent is to protect substantial areas of coastal and agricultural land outside settlement boundaries separating villages and Brixham. This site is not outside a settlement boundary [Policy E2] and is a brownfield site; E6 – this policy asks that the impact of any proposed development on views and vistas be properly addressed at the application stage. There has been no application in respect of this site; E7 – this policy asks that local wildlife sites be protected and</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		particular development will not be permitted where it could threaten the habitat of the Greater Horseshoe Bat.		preserved in any development proposal wherever possible. A small section of the site is an Other Wildlife Site of Interest [OSWI] according to the Local Plan Policies map. There is no development proposal at this time.E8 - the 2015 survey for an adjacent parcel of land did show the presence of GHB's on that parcel and the survey was used in support of an application for housing on that land by Torbay Council. The HRA produced for AECOM as now updated [August 2017] demonstrates the absence of a likely significant effect on bats. The issue will need to be addressed in any future application	
Resident (84)	No	Policy H3 Delivery New homes H3-18 Waterside Quarry Disagree as information supplied in the Greena Ecological Report study of Horseshoe bats at the quarry stating that there are no Greater Horseshoe bats, is in contadiction to another study carried out and published by Greenecology. This	The title Brixham Peninsula Neighbourhood Plan has confused many people in my area of Paignton as they do not realise that it involves part of their area. Consequently they are not aware of the details and implications. I myself attended the Brixham	E8 - the 2015 survey for an adjacent parcel of land did show the presence of GHB's on that parcel and the survey was used in support of an application for housing on that land by Torbay Council. The HRA produced for AECOM as now updated [August 2017]	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>was published in June 2016 and clearly states there are roosting Greater Horseshoe bats there. This study which is on Council Planning records is not mentioned on the Brixham Plan. This omission of information over such a vital issue is prejudicial to those opposed to development there and supporters of wildlife. It is however beneficial to those who wish to develop the land. The issue of this land and activities that have taken place involving it is also subject of a formal complaint against a councillor which is currently under investigation. I do not think therefore it is appropriate to include this land in the Peninsula Plan.</p>	<p>Library and was asked by a member of the Council advising on the plan why I was there as a resident of TQ4. He did not even know. The problem is it says Brixham and this to many people means Brixham. Very misleading and confusing. Waterside Holiday Park will be effected by the proposed planning at Policy H3 I8. A large number of people own Holiday Lodges and come there for the scenic beauty. They generate money for the Bay. Problem is that they know nothing about this plan, not only for the reasons as above, another example being when I spoke to the Site Manager he said "thats to do with Brixham" , but that you have asked for feedback OUT OF THE HOLIDAY SEASON. This has prevented a large number of people who financially support the area from having their say. So not only has the plan excluded comments and support or non support by its</p>	<p>demonstrates the absence of a likely significant effect on bats. The issue will need to be addressed in any future application. Waterside Quarry is in the ward of Churston and Galmpton. The designation of the Brixham Peninsula area was made by Torbay Council in 2012 and is not capable of revision. We do not consider short term or seasonal visitors part of the community for consultation purposes. Those caravan owners taking advantage of 50 week continuous occupancy would have been present during the consultation period. An alleged complaint against a Councillor is not relevant to this document.</p>	

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			misleading title, but it also has asked for them between the end January and the beginning of March when a large group who it will effect are not there. I believe the more number of people who are aware of this plan and its planning issues the better. Most people would say that is fair and reasonable.		
Resident (328)	Yes		6.0.12 table 3 h3-h8 i support	Noted with thanks.	No
Residents (15, 18, 26, 83, 146, 148, 154, 203, 223, 224, 337, 344, 353, 354, 355, 360, 361, 386, 387, 388, 389, 390, 391, 392)	No	Support – E3, especially paragraph 7.0.26 and paragraph 7.0.29. Also E8 Paragraph 7.0.51 Object – H3 - I8 Waterside Quarry - Contravenes a number of leading policies: E1 paragraph Para 7.0.1 re landscape beauty; E3 Para 7.0.26 and 7.0.29 re Green Wedges; E8 Para 7.0.51 re Greater Horseshoe Bats Site should be deleted.		E1 – the site has been assessed by our professional advisers for potential conflicts with national and local planning policy. None have been identified; E3 – this policy justification refers to countryside in the context of Local Plan policy C1 and C2. Its intent is to protect substantial areas of coastal and agricultural land outside settlement boundaries separating the villages and Brixham. This site is not outside a settlement boundary	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				[Policy E2] and is a brownfield site;E8 - the 2015 survey for an adjacent parcel of land did show the presence of GHB's on that parcel and the survey was used in support of an application for housing on that land by Torbay Council. The HRA produced for AECOM as now updated [August 2017] demonstrates the absence of a likely significant effect on bats. The issue will need to be addressed in any future application	
Resident (321)	Yes	Development of Knapman Builders Yard, Yes-but only with suitable housing development.In keeping with the village setting.		Noted with thanks.	No
Resident (247)	No	H3 table 2 - no - delivering new homes. H3-C8 - hidden road will have a dangerous access to/from Dartmouth Road - accidents waiting to happen H3-19 - Knapmans Yard Galmpton - no - will create more problems in village with yard access. Poor also more vehicles using other roads-already Rat Run To Totnes		H3-C8 - Noted and agreed. However, altering committed sites is outside the scope of the plan. H3-I9 - Comments noted but it is considered these can be mitigated with appropriate design H3-R8 Churston Golf Course.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>H3-R8 - no - Churston golf club broken must be left as greenfield sites to protect barn owls and bats</p> <p>Housing policies H1, 6.0.1 - yes - affordable essential</p> <p>H2 - new houses not to be sold for holiday homes - already too many empty properties</p>		<p>Noted with thanks. Agreed.</p> <p>Other comments - Noted with thanks</p>	
Resident and Landowner (22)	Yes	<p>Support Site H3 – I8. Site is available for development now; achievable in that development is viable and our land will be brought forward for development within a short time horizon; and suitable for following reasons (set out in detail in letter):</p> <p>Planning Precedent</p> <p>Basis of the Sale of the Land by the Local Authority</p> <p>Ecology and Greater Horseshoe Bats</p> <p>Ecology and Country Wildlife Sites</p> <p>Trees</p> <p>Crime and Disorder</p> <p>Landscape – urban in character</p> <p>Landscape – brownfield</p> <p>Landscape – within the settlement boundary</p> <p>Landscape – not a green wedge</p> <p>Landscape – a lower ranking ULP</p> <p>Landscape – capable of being developed without effecting public views or</p>		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		vistasHighways and Transport			
Resident (23)	Yes	Support Site H3 – I8. Site is available for development now; achievable in that development is viable and our land will be brought forward for development within a short time horizon; and suitable for following reasons (set out in detail in letter):Planning PrecedentBasis of the Sale of the Land by the Local AuthorityEcology and Greater Horseshoe BatsEcology and Country Wildlife SitesTreesCrime and DisorderLandscape – urban in characterLandscape – brownfieldLandscape – within the settlement boundaryLandscape – not a green wedgeLandscape – a lower ranking ULPALandscape – capable of being developed without effecting public views or vistasHighways and Transport		Noted with thanks.	No
Developer (Youth Enquiry Service)		Promoted a site now referred to as H3-I8 Former Jewson - a site which the consultee did not own but was apparently in the process of seeking to buy - for affordable housing.		The site referred to was added to the Plan for affordable housing.	Yes
Statutory Body		Town Centre Car Park (H3-I1) is		The Housing Site Assessment	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
<p>(Historic England)</p>		<p>identified as being within the Town Centre Conservation Area but doesn't elaborate on how this should inform development. Even though complementary documents such as the Brixham Town Design Statement and Town Centre Masterplan elaborate on design criteria these still need to be demonstrably informed by evidence. Northcliffe Hotel site (H3-I4) refers to the need to consider the adjacent Battery Gardens Scheduled Ancient Monument and Knapman's Yard (H3-I9) confirms that the site will need to respond to its location within the Conservation Area but neither indicates how an assessment of heritage significance has determined the deliverability of the sites against the specific outcomes proposed. Further, Oxen Cove (H3-I6) is in the Conservation Area but this is not referred to in the site assessment at all.</p>		<p>now states that Oxen Cove (H3-I6) is in the Conservation Area. It is considered that the other matters raised are appropriately dealt with at the project stage in Planning Applications.</p>	
		<p>Town Centre Car Park. Highlights the site's existence in the Town</p>		<p>The Town Centre is protected by Policy J6 and BE1. We</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>Conservation Area and identifies Paradise Place as a Grade II Listed Building to the north eastern corner of the site but doesn't elaborate on what this might mean for development. There are a significant number of designated heritage assets around the site and it is perhaps surprising that more have not been identified.</p>		<p>believed these issues will need to be covered at the project stage in planning applications.</p>	
		<p>Knapman's Yard. Identifies the site as lying in the Galmpton Conservation Area and the need to consider wider impacts on character and views. It is not clear how this has informed provision for 6 homes on the site.</p>		<p>The 6 homes is a reduced density compared to that assessed in the SHLAA of 8.</p>	<p>No</p>
		<p>St Kilda's. Identified as partly within the Higher Brixham Conservation Area and containing a Grade II Listed Building. While redevelopment retaining the Listed Building is deemed suitable it is not clear how this should take place or how the site can accommodate 20 homes.</p>		<p>The density has been reduced so the yield is now 12 homes.</p>	<p>Yes</p>
		<p>Northcliffe Hotel. Adjacent to a Conservation Area and in close proximity to a Scheduled</p>		<p>The 15 homes was assessed by the LPA in the Local Plan.</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>Monument and Listed Building. Unclear how it has been determined that the site can accommodate 15 homes.</p>			
		<p>Oxen Cove. Within the Brixham Town Centre Conservation Area. Not clear how it has been determined that it can accommodate 10 homes and/or 2000m2 of employment space.</p>		<p>The 10 homes was determined through the Master Plan work.</p>	<p>No</p>
<p>Statutory Body (Environment Agency)</p>		<p>Re Neighbourhood Plan Housing Site Assessment: With regard to the identified sites we advise that for site H3 – I1 (Town Centre Car Park) in addition to land contamination flood risk must also be mentioned under the ‘constraints’ section. We are, however, pleased to see that coastal flood risk has been mentioned as a constraint for site H3 – I6 (Oxencove and Freshwater Quarry).</p> <p>Re AECOM Housing Site Assessment: In ‘4.3 Brixham Town Centre Car Park’ under ‘Key Constraints’ we advise that the text regarding risk</p>		<p>Re Neighbourhood Plan Housing Site Assessment: For site H3 – I1 (Town Centre Car Park) flood risk has been mentioned under the ‘constraints’ section.</p> <p>Re AECOM Housing Site Assessment: The AECOM assessment has not been refreshed. We consider this is dealt with adequately in the revised Neighbourhood Plan Housing Site Assessment.</p>	<p>Yes</p>

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		of flooding be amended. It should state that a large proportion of the site sits within Flood Zone 3 (the high probability flood zone) associated with the Lupton watercourse and Higher Brixham watercourse.			
Resident (383)	Yes	Relieved to see housing provision met without major development. Supports the rejection of Brokenbury for housing - could house archery club?		Notes with thanks.	

Environment

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (69)		<p>1 - Why is there no mention of golf course and allotments in the list of green spaces.</p> <p>3 and E1 - Hopefully any AONB used to justify planning decisions will be genuinely so and not just scrubland areas as was the case against some Golf Club plans.</p> <p>E4 & E5 - Has there been any analysis of how much use 'protected' space like bonsey gardens & jubilee gardens actually get? I pass Bonsey Gardens numerous times each week and rarely see more than the odd person there for example. Also surely some LGS are also OSPVs.</p>		The Golf Course is proposed as a LGS and various allotments have been proposed as OPSVs [now called Public Open Spaces in the final plan]. Evidence in the plan has been provided to support each and every proposed allocation.	No
Resident (310)	Yes	The green wedges I would like to see Churston Woods replanted with saplings to ensure re-growth of natural woodlands.		Replanting works to woodland are outside of the scope of the plan.	No
Resident (235)	Yes	E4 15 should be kept as a green space with no development of any kind	E4-15 kept as green space	Noted with thanks.	No
Resident (325)	Yes	would like to see the greenspace waterside quarry returned to		Torbay Council determined to sell land at Waterside Quarry in	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>public useage as I loved going up there to sit with my dogs and enjoy the views and wildlife. The natural wild flowers and the complete solitude is special. My children and I used to enjoy our time there and I was surprised it was sold to developers considering the views and enjoyment of greenspace it is. As for the Bats, living within 100yds of this piece of freespace, Bat watching was always fun. With it being sectioned off these past years, I do not get the sense of joy as I used to when going past the area in order to find somewhere to sit and enjoy the views.</p>		<p>2008 at which time they determined it was not required for public usage. This land is now privately owned. Any proposals to bring the land back into public ownership are outside of the scope of the plan.</p>	
Resident (174)	Yes	<p>E1-7 Yes This policy must be adhered to and respected regarding any plans for future development. E4 7-17 Yes These must be retained and protected from future development to ensure it does not lose its value to the community. The nature and beauty must be retained. E3 Yes These areas are essential</p>	<p>It is essential to protect the natural beauty, wildlife and greenery of the areas, for the benefit of both locals and visitors (who are essential to the economic prosperity of the area). It would be extremely short sighted of the Council to allow development to ruin the long term natural attractions of the area.</p>	<p>Noted with thanks.</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		to avoid over development and retain the individual character of each area. E6 yes Views and Vistas are enjoyed by both locals and tourists and are vital t the attraction and economy of the area.			
Resident (151)	Yes	Policy E5 is supported but the list should include Churston & Marriage Woods		Churston & Marriage Woods are already designated as AONB which is a higher level of protection than Public Open Space.	No
Resident (290)	Yes	It is imperative that stoney park allotment remains as a green space, despite potential planning pressure		Noted. This is provided for to the extent possible already.	No
Resident (303)	Yes	I would like to see E4-15 Stoney Park allotment to become a community asset.	no	Proposals to make the land a community asset are outside the scope of the plan.	No
Resident (315)	Don't know	It might be noted that in Higher Warborough Road and Slade Lane there is a small, very restricted population of prickly stick insects. This is well documented by Malcolm Lee (Phasmid Society) in Phasmid Studies, 4(1): 22.I fully agree with the comments about protection of the local wildlife (Cirl Bunting, bats etc)	My support at Q5 is subject to my comments above.I'm sorry not to have entered paragraph numbers against my comments - I just haven't had time.	Interesting additional information. Thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (351)	Yes	E4 15 Stoney Park Allotments A fantastic community asset in it's now 105th year It gives the community a great focus, a fantastic sense of pride, and a brilliant way of sharing with some great folk their tried and tested ideas for growing vegetables and fruit. Agree it needs to be kept as an allotment.		Noted with thanks.	No
Resident (297)	Yes	E6. Strongly agree with.	I would like to offer my thanks to all who contributed in the generation of this extensive document. I only hope that local politicians do not engage in power struggles and petty arguments that drag on for hours while they argue over procedural issues that make progress tediously slow and strangle the life out of all the good intentions of the authors. Finally, I would like to acknowledge my thanks to the late Will Baker for his dedication, often well beyond the call of duty, in turning all the ideas into a cohesive	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			document. I was delighted to hear that he has been nominated for the civic award.		
Resident (197)	Yes	E4-10 Yes, E4-12 Yes, E4-15 yes, E4-9 Yes	Absolute top of list - Stoney Park Allotments, Furzeham Green and the Rose Garden	Noted with thanks.	No
Resident (220)		E4-12 Yes		Noted with thanks.	No
Resident (118)	Yes	E4-15 Yes		Noted with thanks.	No
Resident (331)	Yes	PROTECTION OF THE GROVE MUST BE PRIORITY	GREEN SPACES MUST BE PROTECTED	Noted with thanks - we have tried to achieve this in the plan.	No
Representative of an organisation (Torbay Council – Natural Environment)	Yes	Appendix 1 Open Spaces of Public Value omitted from the Plan: Sharkham Broadsands BascombjThe Grove and Ball Copse St Marys Bay Open Space Public Rights of Way throughout Brixham Peninsula SWCP and Buffer Zone E5- 18- Considered to be low value E5- 22- Considered to be low value		Although unclear at first it was established that this was in fact a representation from Torbay Council's Natural Environment department. This was unfortunately not provided (as promised) through the Strategic Planning Team. It would have been helpful to have maps provided to understand further the areas to which the representation referred. This is particularly in view of the difficulty of mapping all "public rights of way throughout the peninsula" and the lack of understanding of the reference to "Bascombe". The comments	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				re E5-18 and E5-22 are noted with thanks.	
Resident (160)	Yes	E1-7 Yes This policy must be adhered to and respected with regard to any development. E4 7-17 Yes These must be retained to ensure the natural beauty and nature is protected. Development would be detrimental to the rural area and character. E3 Yes If not retained the towns and villages would not be separated and distinct. Losing their individual character. E6 - Yes These are enjoyed by locals and tourists and are vital to the economy of the area.	This is a area of natural beauty. The green natural areas re a benefit to locals and tourists for example Broadsands, it is home to a large number amount of wildlife. Individual protected species . It is on RSBP listings. To develop Broadsands would be extremely harmful to the area, The natural area around the peninsula needs protection from ruthless developers, and their greed to develop this area.	Noted with thanks.	No
Resident (61)	Yes	The grove, Churston - No code. Following the removal of trees I feel a plan is required to replant.		Replanting works to woodland are outside of the scope of the plan.	No
Business owner (Coyde Construction)	No	Policy E3 Green wedges, E3, para 7.0.26 would appear to apply. This land was sold by Torbay Council as Amenity Land as such Policy E1 para 7.0.1 applies and this green area should be protected. Policy E8 Para 7.0.51 in conjunction with Ecological		The consultee does not specify which parcel of land it is said para 7.0.26 applies to. However it is assumed this may be a reference to Waterside Quarry where the consultee is a landowner. It is not considered that this land is a green wedge.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		survey report dated Nov 2016 with in the Plan which states there are no Greater Horseshoe bats. Other reports undertaken have identified the species is present within the quarry.		HRA comments have been dealt with in the HRA.	
Resident (120)		We need to maintain all our green spaces as they are important to the community, especially since Brixham is a holiday destination and people come here to visit a beautiful place not a built up residential town. Brixham depends on this tourist trade financially. Also there is one road in and out of Brixham, very little work here so we do not need more houses and people. I think we need to encourage tourists to visit which means maintaining the beautiful coastline and green spaces of Brixham and I include Churston woods in that, this should be a priority, these area's should not be developed.	See above	Noted with thanks.	No
Resident (259)	Yes	E1, 7.0.1 to 7.0.4 support E4 support E6 support		Noted with thanks.	No
Resident (258)	Yes	E1, 7.0.1 to 7.0.4 support E2, 7.0.18 support	Brokenbury field and surrounding fields to be kept	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		E4, 7.0.30 support	as farmland		
Resident (278)	No	I dont see the grove woods or ball copse in the green spaces list, Why not ? I feel very strongly that these spaces should be retained as community/public woodlands	It simply needs a few amendments but broadly it is not far off the mark	Churston & Marriage Woods are already designated as AONB which is a higher level of protection than OSPV.	No
Resident (368)	Yes	Churston Woods MUST be replanted. With an ongoing management plan.	Green spaces must be preserved as much as possible.	Replanting works to woodland are outside of the scope of the plan.	No
Resident (352)	Don't know	I am greatly in favour of protecting green spaces and natural habitats but I am also in favour of building affordable homes. I appreciate all the work this plan has entailed but I am very disappointed in one respect - that it fails completely to mention the Grove (Churston Woods). This was my favorite wild place in the peninsula and watching its destruction (though much of the felling was unavoidable) has been very sad. Please identify and keep all the remaining wild places, and protect the fauna and flora. No major reconstruction without proper prior habitat assessment should be permitted. No more Churston Woods fiascos.	Apologies for ticking the don't know box but I have left it too late to give it considered attention. I do support the efforts of the writers, I do believe a plan is necessary and might well have ticked 'Yes' if I had allowed myself more time. Sometimes it's good to allow more than 3 possible responses!	Noted with thanks. Although we are unsure of the merits for including a 4th consultation response box alongside "Yes", "No" or "Don't know" or indeed what we should label such a box.	No
Representativ			WildlifeThere are frequent	Noted with thanks. Comment	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
<p>e of an organisation (Nigel Woods Ecology)</p>			<p>references to Berry Head Country Park It is not a country Park it is Berry Head National Nature Reserve It is also part of the Berry Head to Sharkham head SSSI. It is important to cite the Highest Designation. It is important to make people aware that it is not just a place to walk and empty their pets There is no mention of the Marine life that lies just off our shore or the marine protection zone (MPZ) that stretches all the way from Sharkham Head to Babbacombe. Here are found 2 species of sea horses plus extensive eelgrass beds as well as a host of other marine life. The sea is at least as rich as the land in terms of the diversity of living things. It also shares similar threats to the land: pollution destruction of habitats.The Cirl buntings and Greater Horseshoe Bats seem to be the only species worth a mention in this plan All species of Bat are protected</p>	<p>regarding citing the highest designation was also made by Natural England and plan has been revised accordingly. As the Berry Head Local Green Space site includes part of the SAC and part of the AONB, the name just refers to "Berry Head" and the supporting text explains the designations that apply. The reference to the importance of the SEA has been dealt with by way of revisions to Policy E8.</p>	

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>by the Wildlife and Countryside Act • All native reptiles and amphibians are also protected • There is an ongoing effort to determine whether the hazel dormouse <i>Muscardinus avellanarius</i> is present on the peninsula (Devon Mammal group) • Badgers are present in the Grove Woods and Lupton House Woodlands personal obs. All species of animals and plants that are protected by national and international law should be protected and allowed to prosper within the peninsula Invasive species Invasive species such as Japanese Knotweed <i>Fallopia japonica</i> and recently Winter heliotrope <i>Petasites fragrans</i> are having a devastating effect on biodiversity by swamping. Iconoclast's corner All ancient woodland on the peninsula, (woodland that can be shown to have been around for at least 300 years) must be preserved, and if humanly</p>		

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>possible, managed sustainably. They are a huge store of biodiversity and of course vital to our health and wellbeing. If anyone has any doubt about this one has only to witness the real grief that people are suffering because of the devastation of the Grove woodlands. On the other hand, trees that have self-sown on abandoned areas of grassland or wasteland may superficially look like a real woodland but has none of the diversity of wildlife. The only plant that thrives in these conditions is ivy which carpets the ground. This secondary woodland is neither wood nor field it is almost completely useless except for firewood. We should not defend the felling of secondary woodland unless there are other compelling reasons to do so. E 7.0.14 Within the AONB a permitted development would be that which enhances the understanding and</p>		

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>appreciation of our natural environment, cultural history and wildlife. It also must not detract from the landscape. This would pave the way for an eco-centre in the future Don't paint ourselves into a corner For example, if there is a light railway it has the potential to cut down on pollution, remove traffic from the road and at the same time bring more visitors. It may have to nibble at the edges of the AONB for a very good reason.E4 Why is Lupton Park not in this list surely it is one of our most important sites (the greatest extent of ancient woodland for example, the meadows are ancient parkland. The Lupton House is grade 2* Listed Building and probably the largest and most important building on the Peninsula</p>		
Resident (94)	Yes	Keep open Spaces. Re plant trees in Churston Woods.	N/A	Replanting works to woodland are outside of the scope of the plan.	No
Resident (327)	Yes	..	It is important the plan keeps	Noted with thanks.	No.

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>the identity of the local area and vehemently resists over development. In achieving this goal, the financial gains of individuals or organisations (such as Churston Golf Club) should not be entertained. The open spaces we have are precious - whether common land, areas for sport, agricultural or woodland. Once developed 'green space' is lost for generations, if not forever. Thus any future developments should resist the consumption of green space and maximize the use of brown field areas.</p>		
Resident (145)	Yes	E4-15 Stoney Park Allotment - Yes, green space community asset.		Noted with thanks.	No
Resident (109)	Yes	E4-15 Yes.		Noted with thanks.	No
Resident (235)	Yes	E4-15 Yes.		Noted with thanks.	No
Resident (225)	Don't know		<p>South Hams SAC- Why is Berryhead to Sharkham included in South Hams SAC region? please ensure Torbay has 100% of authority re this area not shared because its included in their SAC</p>	<p>The South Hams SAC is the name given to a site which is designated at the National level which in turn part protects Internationally protected species. Changing the name is beyond the scope of the plan.</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (105)	Don't know		Save Jubilee Gardens, stop Torbay Council selling it off, stop second homes/land banking before building any more.	Noted with thanks.	No
Resident (247)	No	5.1.4 and E.1.1 - no - Galmpton sewage works allocated as an employment site if used for factories will create more heavy lorries using the narrow approach road to Dart Marina, Stoke Gabriel Road (the centre of Galmpton village) used by many pedestrians going to local shops (speeding vehicles). Manor Vale Road will suffer more heavy speeding traffic. This area is better suited to Residential properties. Galmpton is a small village. Large lorries i.e. Nortel have moved abroad - cheaper due to cost of labour here. Buses do not access Galmpton. I5 and 5.2.1 - yes - Brixham Harbour needs northern freshwater to help maintain fishing industry and repair of vintage boats. Existing marina full of boats all year round - never seem to go anywhere		Galmpton Sewage works has been removed from the list of identified employment sites (sometimes in the plan in error referred to as allocated employment sites).	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		16 and 5.2.5 - no - town centre car park needs to be re-instated or if not replace with a decent supermarket			
Resident (330)	Yes	E4-7 Yes stop building on green spaces and provide assistance for tourist related businesses		Noted with thanks	No
Resident (234)	Yes	E1-3 and E5-7 - yes - protect the green for future generations. Local green space particularly E4-7 Churston Golf Course and Furzham Green E4-9	-As a mother of a young boy I support in general the Brixham neighbourhood plan. I want my son to enjoy a good outdoor lifestyle, understand the importance of the environment and be able to achieve his aspirations at school, to go on to university, safe cycle lanes, open green spaces are also important to our family for future health and wellbeing. I fully support the rejected sites	Noted with thanks.	No
Resident (307)	Yes	BE1 - yes - Preserving the local character is what is important to the area BE2 - yes - To attract tourists. No-one wants to see rows of houses J5 5-3-2 - yes - I fully support employment where rural skills, horticulture and outdoor leisure are encouraged	As a skilled gardener I know the importance of protecting the green space and wildlife for future generations. We have an abundance of wildlife which is being threatened by unwanted development. The green space also brings tourists to the unique area	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			and is key to our employment survival		
Resident (269)	Yes	E1, E2, E3 and E4 - yes - I fully support that we should respect the integrity of the AONB CCPA (E1), restrict development to within settlement boundaries and not impinge an open countryside (E2) and maintain green wedges and local green spaces (E3, 4) E6 - yes - I strongly support that views and vistas particularly those to and from the sea.. including horizons and skylines must be protected E7 - yes - Imperative to preserve and protect Devon banks, hedgerows, trees and all habitats home to wildlife such as Cirl buntings in Broadsands and the Buzzards and woodpeckers in Marring Wood		Noted with thanks.	No
Resident (106)		E6 Peninsula plan - yes - the views in both directions are key to the preservation of the character of the area for all		Noted with thanks.	No
Resident (27)	Yes	E3 7.0.26 - yes - MUST be preserved	Skylarks are not mentioned. In the field directly behind our bungalow, 179 North Boundary, every year there	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>are one of two pairs of skylarks that nest there. They are very rare now and need to be protected. We moved to Brixham 39 years ago to North Boundary, nine years ago, and I write down the date I first see the,. This year was the earliest, February 9th 2017! We also have cirl buntings and bats. Please protect our wildlife. The history of the Brixham lifeboat station could be even more promoted and make it more of an attraction to come to Brixham</p>		
Resident (253)		7026 - yes - we need to preserve more green spaces as we were once a fishing village not a busy fast moving town		Noted with thanks.	No
Resident (12)	Yes	I support presentation of the hedge banks at mature trees, maintenance of the through road and avoidance of future residential fully along this road which would reduce the rural character of Langdon Lane. U support presentations along the common. I am against any further		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		White Rock development			
Resident (11)	Yes	Policy E3 - yes Policy E4 - yes	It is hard to exaggerate the importance of preserving our green spaces. I'm especially keen to protect Warborough Common for reasons given in E4-17	Noted with thanks.	No
Resident (219)	Yes	E3, EF - Yes - Strongly Support		Noted with thanks.	No
Resident (37)	Yes	E4* Yes - Local green spaces are crucial to the area and provide numerous benefits to the local community and visitors providing recreational, historic, wildlife of cultural importance. E3-Yes - Fully support seperating towns of Paignton, Brixham and villages CGB to prevent merging settlements. E1, E6-Yes - Fully agree, protect the landscape and the vistas. E4-7, E1-17-Yes - *The Harry Colt designed golf course is of international importance and needs to be protected.	Whilst I fully support considered development in Brixham town centre, I am concerned about an increase in shops when other areas of the town are not thriving. The town centre plan needs to be flexible to allow for additional housing or larger hotel/parking if shops are not required. One would also question the capacity of Brokenbury Sewer Works which not only smells, but has flooded out in Brixham Harbour again recently.	Noted with thanks.	No
Resident (334)		E4-12 yes, E4-3 yes, E4-7 yes, E4-4, Yes		Noted with thanks.	No
Resident (36)	Yes	E3-Yes - These 3 policies are in my opinion the most important part of the document. E4- Yes -		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		How pleased I am to see the heritage of Churston Golf Course protected as it should be. E1-Yes. E4-7, 1-17-Yes.			
Resident (171)	Yes	E.1-Yes - As documented. E4-7 - Yes - Beautifully preserved area, maintaining a long standing golf club, giving a great sports facility. E4-8- Yes - As Documented. H.8- Yes - As documented.	This is a very good plan for local people as well as ensuring that we continue to attract the large number of visitors each year for our economy.	Noted with thanks.	No
Representative of an organisation (CPRE)	Yes		We consider policy E - `Protecting the Green` to be of huge importance in particular protecting Landscape Beauty, Settlement boundaries, Green Wedges, Local Green Spaces including Churston Golf Course as a prime example. Local wildlife sites and ecological sites must be protected by law. CPRE Members have pointed out that it is crucial Berry Head is referred to by its correct designation of Natural Nature Reserve and not `country park`. This should guarantee more respectful environmental protection. It is not simply a leisure resource.	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			We wish to include in the environmental policies one specifically for trees and future sustainability: `Three trees planted for every one cut down` as discussed and agreed by the Paignton Neighbourhood Plan Forum.		
Resident (159)	Yes	E1-7 - Yes - The policy to protect the character is a good one and must be applied and respected any future development. E4/7-17 - Yes - Requirement to protect from development to ensure it does not lose its value too the community. To develop would be detrimental to it's character and nature. E3 - Yes - There is a need to retain rural areas, hedges are essential to our ever decreasing wildlife (birds, butterflies) to avoid overdevelopment and the merging of settlements. E6 - Yes - Views and Vistas are enjoyed by locals and tourists which can contribute to the economy and the area.	The whole of the area as set out in the Brixham Peninsula plan is in great need of protection from development. For example Broadsands has been well known for its wildlife including protected species, for example the Cirl Buntins. Broadsands is listed by the RSPB as a known place to watch birds. Any development on Broadsands would be detrimental to it's natural beauty and character. It is a jewel in Torbay, to visitors and to locals, the view from Brunell's railway needs to be protected and preserved.	Noted with thanks.	No
Resident (104)	Yes	7E1-Yes - E3-Yes - E4-Yes	Green areas need to be protected from development and managed properly. The	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			Grove is an example of devastation and now needs to be managed to replace Battery Gardens-protect.		
Resident (328)	Yes		7.0.32 e4-7 i support	Noted with thanks.	No
Resident (262)	Yes		would like to see green places remain	Noted with thanks.	No
Resident (198)		E4-10 Yes, E4-12 Yes, E4-15 yes, E4-9 Yes	yes please protect green spaces and allotments at all costs	Noted with thanks.	No
Resident (35)		to protect from development and all brixham allotments		Noted with thanks.	No
Resident (294)	Yes	E4-15 - Yes		Noted with thanks.	No
Resident (157)	Yes	E4-15 Yes We need allotments in Brixham, too few homes have gardens, We don't need more housing.		Noted with thanks.	No
Resident (135)	Yes	Policy E4 - 8. Yes. The area is widely used and enjoyed by residents and visitors to the area, from walkers, dog walkers, kite surfers, ornithologists and picnickers to name a few. Policy E6 7.0.41. Yes. Any planning application on the Elberry/Broadsands strip of coast would destroy the locally		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		cherished amenities and views of the area. A photo montage (as required in the policy) purporting to illustrate this would not be the case, would fail to capture the loss of wildlife and public affection for the coastal strip. Policy E8 7.0.51. Yes. The Cirl Bunting is a very rare and valued species which is showing signs of recovery in the Broadsands and Elberry area. Any large development would be disasterous for this species.			
Resident (16)	Yes	E4 Yes I live close to the Stoney Park Allotments and although not an allotment holder, I feel strongly that the 'poor of Brixham', which is still relevant, should retain this facility. E5 Yes. 17 para A1.1.4 No Fishing is not the only industry in Brixham therefore I feel that the Oxen Cove car park should be retained. It attracts a large number of tourists who enjoy the view and the short walk to the shops.		Noted with thanks.	No
Student (232)	Don't know	E4 12 Yes	Hate to see things go. Go to the ? every Wednesday	Noted with thanks.	No
Resident (75)	Don't know	E4 12 Stoney Park Yes		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (383)	Yes		I am most concerned that we preserve the golf course and local green spaces. These are fundamental to the character of the areas and would never be replaced if lost for short term aim.	Noted with thanks.	No
Resident (382)	Yes	E4:15 yes		Noted with thanks.	No
Resident (380)	Yes		E1 No further development in AONB	Noted with thanks.	No
Resident (60)	Yes	E1-E7 Yes, E4 Yes, E3 Yes, E6 Yes	There is too much development without consideration to the natural beauty and nature of this area	Noted with thanks.	No
Resident (70)	Yes	E1-6 central car park - would like to see more green, E4-12 allotments - Stoneypark to be kept for people of Brixham, yes E4-10, E4-11, E4-7, E4-3 Battery gardens kept for the people of Brixham		Noted with thanks.	No
Resident (377)		E4-15 - yes - to protect from development			
Resident (127)	Don't know	E4/15 Yes		Noted with thanks.	No
Representative of an organisation (Brixham Development Academy)		See email of 30/01/17		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Representative of an organisation (Paignton Neighbourhood Forum)		Support plan. Re Policy H3: Highlight support for H3-R7 (Whiterock Extension). Re Policy E2: query clarity re reference to "exception sites" at para 7.0.18 and note the need for a clear definition. Re Policy E8: support Policy (especially 7.0.51) given the conclusions reached in the Habitat Regulation Assessment that accompanies the adopted Local Plan of December 2015. Amount of development proposed in the Local Plan has not been able to rule out likely significant effect on protected habitats. As a consequence, bespoke mitigation plans and further assessment at planning application stage are required before development can be granted (see Local Plan Policies SS2, SS7 and NC1).		Noted with thanks. The exception reference in Policy E2 now cross refers to a new Policy BH9 (Exception Sites) to remove any ambiguity. Re comment referring to 7.0.51 - we agree.	Yes
Agent (WYG for Landscope Holidays Ltd)	No	Object to Policy E4-4 covering Landscope Holiday Park.		The area believed to be the Landscope Holiday Camp Site has been removed from the allocated LGS site. In the representation letter, from a professional advisory	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				firm, it was disappointing not to find a map setting out what the representor considered the site area of the Landscope Holiday Camp to be. We have removed the land as we understand it.	
Statutory Body (Environment Agency)		We welcome the natural environment policies set out in section 7 on the draft plan. In particular we support Policy E9 (Flood Prevention) and the subsequent supporting paragraphs 7.0.67 to 7.0.73.		It was determined to remove Policy E9	Yes
Representative of an organisation (Brixham Future CIC)		Query regards different wording re Policy E9 Flood Prevention compared to existing wording in Local Plan		It was determined to remove Policy E9	Yes
Representative of an organisation (Torbay Development Agency)		Policy E2: Bullet point 6 delete "proportionate to the original nature and scale of the site and its rural setting" replace with "subject to meeting other relevant policies "		Noted with thanks. Altered to say: "facilities for outdoor sport and recreation are appropriate to the rural setting in terms of design and impact which accord with Policy S&L1 and which do not generate unacceptable levels of traffic onto unsuitable roads."	Yes
Representative of an organisation		Policy E4: E4-8 Jubilee Gardens "possible objection: re-development potential". Note:		Policy E4: E4-8 Jubilee Gardens - it is not agreed there is re-development potential and the	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
(Torbay Development Agency)		E4-13 Churston Golf Course was not objected to as this was "subject to long lease".Policy E5:E5-12 North Boundary Playground "possible objection: - redevelopment potential. E5-15 Penn Meadows Verges "possible objection: - public highwayE5-19 Top of Queens Steps Kings Street Maritime Steps North View Road "possible objection: - designation not required"		representation is inconsistent with the Council's direction as set by Elected Mayor Gordon Oliver. The lack of objection to E4-13 Churston Golf Course is welcome and much appreciated.Policy E5:E5-12 North Boundary Playground - it is not agreed there is redevelopment potential. E5-15 Penn Meadows Verges - the designation does not rule out highways improvements. E5-19 Top of Queens Steps Kings Street Maritime Steps North View Road - we consider the designation to be not required.	
Resident (275)	Yes	E1-7 paragraph 7 - yes - good policy if upheld. Any new planning/development should respect and ensure it only enhances this area's natural assets and beauty, E3 - Yes these need to be retained and preserved to avoid over development and the merging of settlements. There is a need for rural status in this area. E4 - Yes - require protecting from development to retain natural	The whole area requires protection. It is my understanding that greedy money grabbing Torbay Council seek to sell land in or around Broadsands/Elberry (Elberry Farm) to a large developer (Bloor Homes). Broadsands has a unique and historical character. It is home to wildlife, including protected species....Cirl Bunting...RSPB). It is crucial to the	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		status and protect nature and unspoilt character. To develop would lose value. E6 - Yes - These require protection both are enjoyed by locals and visitors/tourists which contributes to the economy and income to local businesses.	locals/tourists and more importantly this is not sold to developers. This needs to retain its natural status. Torbay should not be a unitary authority. Torbay will overdevelop without a thought.		
Resident (239)	Don't know	Policies J7/5.2.12 and E6/7.0.41: We are extremely concerned by the vagueness of the J7 (Oxen Cove and Freshwater Quarry) wording: "Access and transport issues will be expected to be addressed in any initial development proposal and should include the potential short re-alignment route of the South Devon Coastal path". The current route, from Plymouth University buildings to the current fish-processing plant, offers stunning views across the bay and is one Brixham's gems, enjoyed by tourists and residents alike. It must be preserved to conform with Policy E6(Vistas and Views). A councillor has told us that the path cannot stay where it is		Noted with thanks. Policy J7 has been made even clearer as regards the need to at J7.2 "pay due regard to resident and tourist amenity issues."	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>because the planned development boat-building and shellfish processing - will require direct access to the sea. If there has to be a new route, where will it be and how it will be achieved needs as much priority, care and attention as the employment area. Policies J5/5.2.1 and J4/5.1.17 Policy J4 (Local employment - increased employment and local amenity) emphasises that the residential amenity of the area must not be adversely affected. Shellfish processing (see Policy J5/5.2.1: Sustaining a vibrant harbour-side economy) has the reputation of producing bad smell. We would like any agreement/contract allowing shellfish processing to specify that unpleasant smells must not emanate from the plant. Any planning permission must depend on the most modern technology being used to prevent smells. There are residents in the area!</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Representative of an organisation (South West Water)	Don't know	Our primary interest is in ensuring that adequate infrastructure is in place to support new developments proposed within Brixham and therefore before supporting any planning applications submitted for such we will if considered necessary require improvements to be undertaken where appropriate necessary these to be secured through planning conditions we would request Torbay Council to impose.		Noted with thanks. This comment has been read in conjunction with the Natural England response re the Marine Conservation zones and has informed additional text to Policy E8.	Yes
Agent (Tetlow King re Bloor Homes and Churston Golf Course)		Re LGS designation Policy E4-13:"The site is currently an operating golf course and is in the private control of Churston Golf Club; there is no right of access to the site for the public. It is not considered therefore that it is appropriate to allocate the site as a Local Green Space as it is not a site which the community can freely utilise and is therefore not a space which is of particular importance to the amenity value of the wider community.... It is therefore considered that the allocation of the site for Local		It is correct that both members and non-members using the course have to pay to play golf, it is not considered this means the community cannot "utilise" the golf course. There are a number of public footpaths which bisect the Golf Course. In addition there are important public views across the course including as highlighted in the Churston Village Design Statement at Figure 9 where it is set out that the views are "iconic". The statement that the Golf Course "is not a space	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		Green Space is contrary to Paragraph 76 of the NPPF"		which is of particular importance to the amenity value of the wider community" is incorrect. The Golf Course is the only site considered in the Neighbourhood Plan which was the subject of a petition by 4,000 people requesting it be considered for protection. Reference Paragraph 76, we consider that the Golf Course is an area of particular importance and it is important to rule out new development other than in very special circumstances. We consider this is particularly the case given we have allocated 695 homes compared to a Local Plan expectation of 660 and that the designation is capable of enduring beyond the end of the plan period.	
		Re LGS designation Policy E4-13: "The allocation as such, is also contrary to Paragraph 77 of the NPPF as the site is not "local in character" being that it is artificially managed land in the form of a golf course. It is also not		We consider the designation to be in accordance with paragraph 77. The site is local in character and is demonstrably special. In all events this is a matter of planning judgement. Having	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>“demonstrably special” to the local community as it is private land. The allocation is therefore “not appropriate” and the site should be removed from Policy E4.”</p>		<p>considered carefully the points made, we have reached what we consider to be the correct judgement. Accordingly we have seen no reason to revise the allocation of site E4-13.</p>	
		<p>The area of E4-11 should be amended. Part of the site is read separately from the whole and it has a lower landscape quality associated with it which means that said part does not fit criteria the NPPF requires for Local Green Space designation.</p>		<p>Thank you for your response. However, we disagree. It is understood that the intention of the representation is to facilitate better care under different ownership of part of the site. It is not considered such considerations would be impaired by the Local Green Space designation, but rather a development that any owner would seek to undertake.</p>	<p>No</p>

Built Environment

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (297)	Yes	BE generally. It is the heritage evident in the local environment that is the key to the popularity amongst visitors who are now visiting the town in increasing numbers.	I would like to offer my thanks to all who contributed in the generation of this extensive document. I only hope that local politicians do not engage in power struggles and petty arguments that drag on for hours while they argue over procedural issues that make progress tediously slow and strangle the life out of all the good intentions of the authors. Fianally, I would like to acknowledge my thanks to the late Will Baker for his dedication, often well beyond the call of duty, in turning all the ideas into a cohesive document. I was delighted to hear that he has been nominated for the civic award.	Noted with thanks.	No
Resident (101)	Yes	BE1 8.0.9 and BE2 8.0.12 yes – Brixham has a unique heritage and it should be protected at all costs		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (307)	Yes	BE1 - yes - Preserving the local character is what is important to the area BE2 - yes - To attract tourists. No-one wants to see rows of houses		Noted with thanks.	No
Organisation (Brixham Future CIC)		Comments on Heritage Policies BE1 and BE2. Advocated changing name of Policy BE1 from "Preservation of Local Character" to "Conservation Areas" and cross referencing policy to Design Guidelines on the Design Statements.		Noted with thanks. BE1 has been revised and is named "Heritage assets and their setting". BE2 has been removed and the salient parts of the policy have been incorporated into BE1. The policy now cross references to the Design Guidelines in the Design Statements.	Yes

Transport

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (273)		Agree Windy Corner needs updating as access from Bascombe Road onto Dartmouth Road is dangerous all year and very difficult in summer.	No	Noted with thanks	No
Resident (330)	Yes	9 yes - Transportation is one of the biggest issues which should be tackled before any more building		Noted with thanks	No
Resident (374)	No	I have a blue badge - and pay for a Torbay Council disabled car park permit - will this still work if the town centre is developed.	Getting in and out of Brixham in the summer is a nightmare - do not make it worse.	This question falls out of the scope of the Neighbourhood Plan. But is noted with thanks.	No
Resident (129)		I particularly support T1 9.1.8		Noted with thanks	No
Resident (206)		A pre-requisite for development of high-tech business in the area is the re-establishment of a regular train service from Kingswear to the rest of the world, in the first instance, then re-building the railway to Brixham. I am trying to persuade my colleagues to relocate our business from central London, but that won't happen while it takes so long to get here. The railway to Kingswear is a grossly under-used asset while	no	The scope of Neighbourhood Plans is limited under government legislation and the plan cannot unfortunately determine such policy matters. We have tried to illustrate community aspirations by way of suggested projects.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		road traffic is jammed by excess.			
Resident (279)			<p>Comment 5 is subject to modification occurring as outlined in 4 above.</p> <p>Moreover, in view of the forthcoming Windy Corner road layout redevelopment and the potential effect that this project will have on traffic speed and movement down Bascombe Road, it is strongly suggested that it is time that further speed prevention measures are implemented to the length of this short-cut Brixham 'rat run' road and/or preferably 'speed cameras' are introduced to ensure compliance with the 30mph Speed Limit. Such action would provide immediate financial benefit to the Council, due to the sheer volume of offenders each working week speeding down a road of rural nature. Moreover, children, cyclists and horses also constantly frequent the thoroughfare on this road, as a shared space,</p>	<p>The scope of Neighbourhood Plans is limited under government legislation and the plan cannot unfortunately determine such policy matters. We have tried to illustrate community aspirations by way of suggested projects.</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			thus speed must be more adequately controlled along Bascombe Road for the future to ensure proper road safety provisions are fully met.		
Resident (323)	Yes		Please consider a marked out pedestrian pathway on Langdon Lane Galmpton and traffic calming.	The scope of Neighbourhood Plans is limited under government legislation and the plan cannot unfortunately determine such policy matters. We have tried to illustrate community aspirations by way of suggested projects.	No
Resident (238)	Yes	I would like to support the necessity for a reduction to the speed limit through the village and/or traffic calming (road bumps) to certain parts where, as is the case directly outside my cottage and attached holiday cottage, traffic speeds by a couple of feet from the front door of the holiday cottage. This detracts from the rural enjoyment of the area for myself as well as guests who are staying in the cottage and causes them stress for their children and pets leaving and entering the cottage.		The scope of Neighbourhood Plans is limited under government legislation and the plan cannot unfortunately determine such policy matters. We have tried to illustrate community aspirations by way of suggested projects.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>Traffic will not only exceed the limit often but they will also use their horns all the way up Port Hill to warn vehicles coming around the bends of the road. I have had a pet run over directly outside my cottages - Port Hill & Barnacle Cottages, TQ5 0EJ</p>			
Resident (365)	Don't know		<p>Not enough concerns regarding traffic, it is already virtually impossible to get out from Galmpton at busy times. Trying to get to Brixham , in particular, is extremely difficult. Once the traffic is flowing (rarely these days) nobody stops to let other traffic in or out of the village. Improvements and widening of the main road will only make matters worse. We need some speed restriction through the village (20 mph with solar powered reminders would be sufficient to slow the traffic which invariably comes through Stoke Gabriel Road whenever the main roads are busy or blocked), this is becoming worse with all the</p>	<p>The scope of Neighbourhood Plans is limited under government legislation and the plan cannot unfortunately determine such policy matters. We have tried to illustrate community aspirations by way of suggested projects.</p>	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>new housing developments near the so-called Ring Road. This in itself is no longer a true description. 15 sets of traffic lights between Marldon and Brixham, Brixham is becoming a cul-de-sac. It now takes longer to get from Marldon to Brixham than it does to go from Marldon to Exeter. Having said this we need a set of lights at the top of one road out of Galmpton, stop vehicles turning right from Manor Road and Langdon Lane. Improve the junction at the top of Langdon Lane to allow more than one vehicle to leave at a time. This causes tail backs when busy, especially when the Sunday Market starts and runs during the summer months.</p>		
Resident (69)		<p>9 - Transport - again met by silence when I suggested that the frequency (every 10 minutes!) of the number 12 bus service (that I use frequently) could and should easily be reduced to 20 mins if not 30. This would surely effect huge savings</p>		Noted with thanks	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>that are so desperately needed.T1 - 9.1.9 - A1.3.5 - as a regular 73 year old cyclist reducing cars speed (and policing it) along Bascombe Road would increase bikers and walkers safety immediately - I have been knocked of my bike twice by careless speeding cars who although clearly witnessing the occurrence never even stopped! T2 - 9.1.12 - Bolton Cross 'improvements' have hardly benefited air quality as it takes vehicle longer to pass through now just as it does at Tweenaway in Paignton after the incredible cost of changing that junction.</p>			
Resident (367)	Yes	<p>Galmpton rural identity and traffic. The village identity is correctly identified as strong and thriving. The current road infrastructure cannot support further major development and what little could be achieved should be generally single storey and reflect the village culture.</p>	<p>I'm not a NIMBY but infrastructure support needs addressing before expansion and sensitive development inline with the current identity and culture of the area must be given due priority. Brixham is a 'cul de sac' and more homes = a lot more traffic. Without something like a railway or significantly cheaper public</p>	Noted with thanks	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			transport the traffic situation will become unsustainable.		
Resident (310)	Yes	Brixham Road just after windy corner (should have a variable traffic system) this will require the road to be widened to fit three lanes instead of two lanes. So in busier times of the day two lane can flow in the same direction. Cutting travel times and Co2 emissions from traffic queuing up and congesting the main road in and out of Brixham. And to maintain free flowing traffic at a safe speed past the school enforce a average speed camera system.Or stop traffic from driving along the quay between times in the day so local shops and restaurants can expand one to the pavement. Creating a safer environment for visitors and allowing street entertainment which creates a nice atmosphere around the harbor in the holidays.		The scope of Neighbourhood Plans is limited under government legislation and the plan cannot unfortunately determine such policy matters. We have tried to illustrate community aspirations by way of suggested projects.	No
Resident (315)	Don't know	Adding cycle routes and pavements could be physically challenging. But I would agree something needs to be done	My support at Q5 is subject to my comments above.+H101!m sorry not to have entered paragraph numbers against my	The scope of Neighbourhood Plans is limited under government legislation and the plan cannot unfortunately	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>about the Brixham to Dartmouth road - it has become so congested over the last decade or two. Too many cars parked on the streets. It is important to recognise that more road improvements are likely to result in people commuting further to work etc. Specific widening of the main road at Windy Corner could have a very distinct counter-productive effect on traffic trying to leave Galampton via Langdon Lane. Often, exiting onto the main road can only be done when Paignton-bound traffic is halted by the traffic lights and backs up far enough to stop traffic heading towards the ring road. You can't win!! I totally support the proposal to prevent significant in-fill housing where out of character houses are constructed resulting in additional traffic on the narrow residential roads. The example quoted of three houses on one plot at the top of Higher Warborough Road is a very good example of what shouldn't be</p>	<p>comments - I just haven't had time.</p>	<p>determine such policy matters. We have tried to illustrate community aspirations by way of suggested projects.</p>	

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>allowed. Their failure to sell has been evidence of inadequate accommodation.I would support a 20 MPH speed limit through the main village roads in Galmpton. I also support reducing street lighting - I'm especially in favour of low energy bulbs. Minimising road signage is also a very good idea. Recently I counted over 90 signs and bits of road information on the road into Brixham (between Galmpton and Monksbridge).Recent banning of on-street parking of RVs near Battery Gardens was a very good move. In general housing developments should allow for more off-street parking.Parking in town or very near is very important. Any town centre developments must result in MORE parking not less. Park and Ride if serviced with a frequent service and if the cost is kept sensible will help for long-stay visitors to Brixham. I can't see a ferry service doing much good overall - however it would be a</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>very good visitor experience as therefore to be encouraged. It just transfers the parking problem from Brixham to Torquay!</p>			
Resident (297)	Yes	<p>Transport. This is, in my mind, the most urgent matter in need of improvement. I appreciate that there are no easy options but we cannot allow the road network to be strangled, as seems to happen so often. Increased numbers of people living or working here will only make this worse until solutions are found. The Windy Corner situation must be addressed and lane closures should only happen during evenings or night times.</p>	<p>I would like to offer my thanks to all who contributed in the generation of this extensive document.</p> <p>I only hope that local politicians do not engage in power struggles and petty arguments that drag on for hours while they argue over procedural issues that make progress tediously slow and strangle the life out of all the good intentions of the authors.</p> <p>Fianally, I would like to acknowledge my thanks to the late Will Baker for his dedication, often well beyond the call of duty, in turning all the ideas into a cohesive document. I was odelighted to hear that he has been nominated for the civic award.</p>	Noted with thanks	No
Other (348 – Holidaymaker)	No	<p>Policy T1. The policy should include consideration of the benefit to the community of</p>		The scope of Neighbourhood Plans is limited under government legislation and	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>transport improvements gained through residential development. I attended a meeting on the plan some 2 years ago and was impressed by the promise made by the owners of the St Mary's campsite that should their land be included in the plan they part of the planning gain would be the widening of St Mary's Road. I have often seen the public buses struggle to get along the road due to its narrow nature. I have had myself to dive into the hedge on numerous occasions on the way to Sharkham Point as cars race down the narrow lane to/from that beauty spot. It is a great shame that the campsite and the consequent improvement to transport is not included in the plan. Brixham and its residents will be the poorer and less safe for its omission.</p>		<p>the plan cannot unfortunately determine such policy matters. We have tried to illustrate community aspirations by way of suggested projects.</p>	
Resident (56)	Yes		<p>I support the Plan as proposed and congratulate its authors on their years of commitment to this project.</p>	<p>Noted with thanks</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>I believe priority must be given to ease of access into Brixham as planned with the improvement of park and ride facilities and cycle routes. Without this, improvements to the town centre would less be viable.</p>		
Resident (112)	No	<p>•9.1.8 of Policy T1 to read ""Proposals will include improvements to the safety of cyclists and pedestrians by the provision of new off-road cycle wherever possible. Where appropriate highway crossings and greater separation between motor vehicles and other travellers will be a principle aim of any proposals brought forward. •9.1.9 of Policy T1 to read "a park and ride scheme fit for the 21st Century, an alternative mode of transport from the park-and-ride into Brixham and the provision of safe cycle routes between Brixham and Windy Corner will be the key projects directed towards the improvement of transport links within the</p>		<p>Noted with thanks. The part of para 9.1.8 referred to has been revised and now forms part of new para T1.3. It is agreed that the other suggestions had merit however it was considered, like certain of the Policies in the Regulation 14 consultation draft Plan, that they went beyond the scope of the plan. These comments are noted with thanks.</p>	<p>Yes</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>Peninsula. •9.1.17 to be unchanged but 9.1.18 of Policy T3 to read "these aims will be achieved by integrating proposed projects with the development of the Town Centre Master Plan, integrating a range of road safety features into new developments, especially where they are accessed by major highways, encouraging home working, car sharing and improving ferry and other public transport services and supporting current health policy that actively encourages cycling and walking to school (using supervised "walking buses" and "park-and-stride" schemes" for younger pupils) thereby reducing childhood obesity and improving physical fitness.</p>			
<p>Organisation (Nigel Wood Ecology)</p>			<p>Transport The network of footpaths both designated and permissive (which are not shown on maps is relatively unknown. In addition, several named paths have been created such as the John Musgrove trail. One cannot by</p>	<p>Noted with thanks</p>	<p>No</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>a map on the footpaths in the Brixham peninsula. Make a working group to fix this. Many of these paths are hundreds of years old but don't work today because of much increased road use traffic makes crossing fast roads dangerous e.g. Kennel Lane People come in their thousands to see our wonderful countryside but they are funnelled to places like Berry Head NNRProject: Create a map of all the footpaths on the peninsula By the time this plan expires both electric self-parking and driverless cars will be much more common</p>		
Resident (236)	Don't know	#Transport - We must plan for highway improvements from Windy Corner, including taking part of the common, eliminating all pavement if need be.		Noted with thanks	No
Resident (235)	Yes		Disagree with Torbay car parking strategy, there are not sufficient car parking spaces.	Noted with thanks	No
Resident (247)	No	9.0.6 Transport movement of people and goods - Windy Corner will not be improved in		Noted with thanks	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>September 2017 by the stupid ideas put forward by Torbay Council - you have already made a mess when you altered traffic lights and had to reverse them. I've known this junction since 1968 and never had any problems. The beauty of the area does allow for dual carriageway, going bad to single road. If it ain't broke don't mend it to read Brixham91 9.1.1 - no - Sustainable transport development - horse riders in Gampton. I know there was a bye law and sign on the common forbidding horse riding there after 10am - does not seem to adhere to now. Very large hoof marks are appearing in thr grass now. Slade Lane and Stoke Gabriel are regularly by huge deposits of much. Horse m***** should use under the animals tail as in Greece - far more hygenic for pedestrians and car owners9.1.1 - Transport Policy 9.1 - yes - Improved routes - Galampton Village and Broadsands areas need to be</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>connected with bus services that connect Paignton for shopping and Torbay Hospital as local hospitals and facilities are being closed. Torbay Hospital may be served by no. 12 Newton Abbot bus. This does not go up to the hospital entrance (like no.67 does). It is a very long walk for patients with mobility problems up Cadewell Lane and the hospital drive. Higher Brixham area will be completely cut off from other places. Try getting Stagecoach to run some single decker buses. Just remember we are all paying our bus fares in the extortionate council tax we pay - much of vehicle is waster by Torbay Council. Such services very noticable.School transport to Churston Ferrers School - yes - needs to be provided urgently. Pupils are causing dangerous parking in Manor Vale Road by blocking residents driveways. This road is used by heavy lorries, farm vehicles, motor cyclists. Also used as a motorists race track 100mph not unusual.</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>Speed humps needed and parking restrictions need to be put in operation 8am-5pm. Building of a multistory car park at the school should be a priority i.e. main entrance to allow for buses picking up/dropping off pupils Junction Greenway Road and Stoke Gabriel Road - blind bend We have already had a residents car written off and residents have difficulty reversing out of their driveways because of cars parked across the driveway, blocking view of oncoming speeding traffic. I have had numerous misses by being hit. Provide school busses like they do in the USA</p>			
Resident (234)	Yes	<p>T1, 2 and 3 - yes - Brixham peninsula needs to improve travel arrangements to avoid the hold ops on main roads and general chaos</p>		Noted with thanks	No
Resident (106)			I would support more provision for safe cycling routes	Noted with thanks	No
Resident (63)	No	<p>As a resident of Brixham I have several observations to make. I have observed over the last</p>		Noted with thanks	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>twelve months the closure of yet more retail outlets in Brixham shopping centre and an increase in charity shops, a sure sign to both resident and visitor of an area in decline. To add to the business difficulties of the retail outlets in Brixham, the council in it`s wisdom have installed new pay and display machines in the shopper's short term car park, this odious system has played a major part in driving away both residents and visitors. These machines gleefully tell you NO CHANGE GIVEN, this means in practice, when perfectly good coins of the realm are used, but the machine fails to register this, the council still keep the money. If you succeed in the machine accepting your money, the shopper or visitor has to insert their vehicle registration number - Why? On these machines it is very easy to mistake zero for the letter o, and one for the letter i, this allows the council to issue parking fines for quite spurious reasons. This has had the effect</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>of yet more residents and business elsewhere. If the Councils intention is to send the car driving voting electorate to out of town supermarkets etc where motorists are made welcome, and the council is happy to see the retailers in Brixham become an endangered species, and add to the traffic using the roads of Brixham then their plan is working. I note the intention to build houses on the long stay car park overlooking the outer harbour of Brixham. Build houses here and they will I believe because of the topography of the site, be in the shade for long periods of time, who in their right mind would want to live there in the winter when the lack of sunlight would be far worse. This will also remove a large number of parking bays. This should go down well with visitors looking to spend some time and money in Brixham, that's if they have any money left after paying a disgraceful amount to leave their</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>vehicle, and if a parking bay can be found. The same problem will exist if the plan to build on the shoppers car park go ahead and reduce the number of spaces available. I must also query the building of a hotel and house on this site, who in their right mind would want to stay in a hotel, or live next to what is planned, in all but name, a bus station. The intention to install a cycle route/lane in and around Brixham is a complete waste of public money. In the time I have lived here the number of cyclists I have seen amount to an infinitesimal number and the intention to promote cycling is wishful thinking. It is a lost cause, as the electorate and visitors alike have far better things to do. The proposal to encourage park and ride has merit but only if the system works for the benefit of the user who will be visitors 99.999% of the time, and then only during the holiday season. The system should be efficient and Luddite proof to use, and</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>above all else not seen as yet another hidden tax by the Council with its hand in your back pocket, before you have even arrived at your holiday destination. I am of the opinion that failing to provide ample affordable car parking in an area is a major cause of the slow but inexorable decline of cities and towns retail outlets, this coupled with the Council's addiction to charging huge sums to park, demonising and fining the car driving electorate for the slightest mistake will only accelerate the loss of jobs in an area reducing the tax revenues and raising the burden on the electorate in unemployment benefits. By all means build more homes, and I applaud the intention to do so, but builders and developers must not be allowed to build houses, apartments blocks etc that are shoe horned into ever smaller areas to maximise their profits, I understand in other parts of the UK some new builds have</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>bedrooms too small for a standard size single bed to be installed, new homes must be fit for purpose. If the Brixham Peninsula is to enjoy success into the future, then encouraging the residents and visitor to use the area is the way forward. Park and Ride could be a huge success with regards to the visitors in the Summer months, but above all else I believe the complete lack of affordable easily accessible and sufficient town parking places will only bring about a continuing decline to the town centre, as yet more and more residents are driven out of town to the supermarkets, DIY outlets, garden centres etc with their free large welcoming car parks, where the staff help you, and are not there to hand out penalty tickets. Question - How do you intend to accommodate the car owning residents of all the new homes that are proposed when they try to shop in Brixham and need to use their cars to do so? While in France I had the</p>			

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>opportunity to visit a port, Vannes I believe the place was called, about the same size as brixham. A local directed me to the harbour so I could park my car. Apart from a sign, a weather shelter with payment machine and a ramp nothing was visible, I took a ticket, the barrier raised and I entered a vast underground car park. Over the next seven hours I spent my money in a variety of locations, on leaving I paid the equivalent of £2.50 to exit the car park. The payment machine had just three buttons and it worked. Take note Brixham Peninsula Neighbourhood Plan, if they can do it, so could we.</p>			
Resident (208)	Yes	<p>9 9.1.9 - yes - many good ideas on park ride/alternative transport mode etc all of which is implemented would enhance the safety and environment impact on the peninsula. Cycle route (safe) should be high on priority list. Not sure how these good intentions lie in relation to the reality of announcement of</p>		Noted with thanks	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		cancelling bus routes and dismissal of light rail proposal			
Resident (108)	Yes	Policy doc 3.0.1 - Yes (but) - an additional 660 new homes equates to at least 1000 more cars on the road. There is no current solution to the travel problems (in and out of Brixham)	This plan will improve both Brixham and the opportunities available to those currently living here and those who move to Brixham in the future. My only concerns are for improvements to be carried out on the rapidly deteriorating infrastructure - roads in particular. Thanks	Noted with thanks	No
Resident (342)		9 - Brixham - Paignton 5.3	Access via Langdon Lane will be restricted to exit/enter for Galmpton residents if/when current plans to upgrade roads for ease of Brixham traffic goes ahead. Has this been given adequate consideration? Currently at times it is difficult to access Langdon Lane, either to leave or return to the village - how will it be when you're proposed road is built/developed? Fast moving traffic. Yellow box IS NOT adequate	Noted with thanks	No
Resident (173)	Yes	3.0.1 - yes - I think the employment space is good. I don't agree that 660 new homes	It seems well-written. I think the main emphasis should be on ONLY affordable housing	Noted with thanks	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		could be incorporated 5.2.5 - yes - definitely the town centre needs developing 9.1.1 - yes - there must be better transport links and a better road system A1.1.17 - yes - Broadsands Buildings be updated. Perhaps it should become a private beach	and a better road system and definitely an updated centre in Brixham!		
Resident (11)	Yes	T1 - yes	I strongly support creation of safe cycle paths to connect Brixham with Churston and beyond. Also to promote ease of children cycling to school. This would reduce car congestion, reduce pollution, improve physical and mental health of children/cyclists. I	Noted with thanks	No
Organisation (CPRE)	Yes		Reducing unnecessary car journeys and ensuring easy movement for both young and old is important for both the prosperity and resident/visitor health on the Brixham Peninsula.	Noted with thanks	No
Resident (330)	Yes	transportation is one of the biggest issues		Noted with thanks	No
Resident (117)			transport improvements required before any more houses built	Noted with thanks	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Organisation (Brixham Future CIC)		Comments on para 9.1.8, 9.1.9, 9.1.12, sustainable transport, car parking policies, 9.1.17, 9.1.18. Objected to directing of CIL expenditure at 9.1.8 and 9.1.9.		Noted with thanks. The part of para 9.1.8 referred to has been removed.	Yes
Resident (69)	Yes		We need speed limits in Galmpton (20mph in Stoke Gabriel Road)	This is outside of the scope of the plan.	No
Environment	Yes	Section 9 of policy document: The current measures to control speeding are not effective. We need to define the objective and do what is necessary to see the objective is met.		This is outside of the scope of the plan.	No

Health and Wellbeing

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (69)		HW 1 - It is incredible that there is no mention of either Brixham Does Care itself or the proposed well being hub planed for the hospital.		The justification of Policy HW2 mentions Brixham Does Care and the provision of operating space for the Voluntary Sector. The Neighbourhood Plan is a Land Use Document and as such cannot prescribe what an existing building can be used for but the new Health and Wellbeing Hub will be within the Brixham Community Hospital Building and the new Day Care Centre will be adjacent to it and operated by Brixham Does Care.	No
Resident (247)	No	10.2.1 - yes - the health and wellbeing of all who live here. The NHS Trust for South Devon is putting health and services at risk by closing local area hospitals. This is putting pressure on Torbay. Diverting patients to Plymouth for treatment is doing more harm than good. Distances are not covered by suitable transport links to the hospitals.		The Neighbourhood Plan is a Land Use Document and therefore cannot influence the Governments priorities regarding the NHS. In the Neighbourhood Plan Area the Plan has sought to safeguard the provision of Healthcare for the Peninsula's residents, within our remit. The Plan does however seek to safeguard our Healthcare	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
				Buildings for that purpose and to allow space for improvement and for the voluntary sector.	
Resident (108)	Yes	3.0.1 - Yes (but) - how do these population increases fit in with the drastic decreases in health provision within Torbay. Also, will schools have enough capacity?	This plan will improve both Brixham and the opportunities available to those currently living here and those who move to Brixham in the future. My only concerns are for improvements to be carried out on the rapidly deteriorating infrastructure - roads in particular. Thanks	In Policy L1 of Education and learning for all, the Plan protects existing educational facilities. Should it be required Chestnut Primary School could be reopened as there was a condition to that affect placed on it when the decision to close it was made. The Plan seeks to maintain our existing Healthcare Buildings and to improve both Assisted Living and Supported Living. Currently Brixham Community Hospital remains open and will also be our Health and Wellbeing Hub with a new Day Care Centre adjacent to the Hospital Building. Thank you for your comments.	No
Organisation (Brixham Future CIC)		Strengthen wording re HW1 re alternative provision required in the event of a loss of a facility. Remove HW3 as already		Policy HW1 has been amended to incorporate the suggestion. HW3 has been removed.	Yes

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		provided for in H2.			
Organisation (Torbay Development Agency)		The wording of HW2 is vague		The wording of HW2 has been made much more specific as to how it applies.	Yes

Learning

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (234)	Yes	L01, L2, L3 - yes - children's education is a high priority and their educational needs must be met for them to achieve their goals in life		Noted with thanks.	No

Tourism

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (286)	No	5 2 12 I believe Oxen Cove and Freshwater Quarry should be used for promoting tourism and not a 'Fish Factory' which will have a detrimental effect on tourism. The South West Coast Path should definitely not be tampered with.	With more UK people holidaying at home Brixham has a golden opportunity to promote tourism in the town and that is what we should be concentrating on.	Plan provides that tourism will be considered alongside employment.	No
Resident (310)	Yes	Re-open the mini golf course at furzham lower green as well as the public WC. Make Brixham attractive to all groups of visitors. Plan to offer more attractions, Brixham is known for its fishing history so moor up a decommission trawler in the harbor and open as museum to allow visitors to understand the living conditions and the working environment fisherman work in every day.		These are specific proposals which could be taken forward by the Town Council but cannot be implemented by the Neighbourhood Plan	No
Resident (297)	Yes	12. Tourism. Essential for the development of commerce and the popularity of the town to be seen as "well worth a visit". Marketing must be backed up by infrastructure.	I would like to offer my thanks to all who contributed in the generation of this extensive document. I only hope that local politicians do not engage in	Plan already provides for infrastructure improvements	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>power struggles and petty arguments that drag on for hours while they argue over procedural issues that make progress tediously slow and strangle the life out of all the good intentions of the authors.</p> <p>Fianally, I would like to acknowledge my thanks to the late Will Baker for his dedication, often well beyond the call of duty, in turning all the ideas into a cohesive document. I was delighted to hear that he has been nominated for the civic award.</p>		
Agent (WYG for Landscope Holidays Ltd)	No	Support policy TO1.		Noted with thanks	No

Art & Culture

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Representative of a Statutory Body (Theatres Trust)		<p>The Theatres Trust supports draft Policy A&C1: Promotion and protection for the arts and local culture. We are pleased the plan recognises that culture and the creative industries play a key role in developing vibrant town centres, which are the economic and social heart of sustainable communities. Culture and cultural activity helps develop a sense of place and is what makes a community unique and special. We encourage you to consider expanding the plan to also note that major developments (such as the car park site) are required to incorporate, where practicable, opportunities for cultural activities in the public realm to widen public access to art and culture, including through the interpretation of the heritage of the site and area.</p> <p>We would also suggest additional criteria in Policy A&C1: The temporary and meanwhile use of vacant buildings and sites</p>		Noted with thanks. Masterplan already provides for this.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise key town centre locations and the public realm.			
Resident (129)			The art quarter would be wonderful if it could come to fruition, but this requires monies. Would the Tate consider Brixham and help us reach the heights of St Ives?	This is a matter outside the scope of the plan	No
Resident (179)	Don't know		Yes, please ensure that the document provided on Arts and Culture is added as an appendix to the main document, not just an afterthought on the website.	It was unfortunately not considered possible to incorporate full text of said document on arts and culture as it contained policy formulations beyond the legal scope of the plan. The document was however the basis for policy A&C1.	No

Projects

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (101)	Yes	A1 3.10 - yes, A1 3.5 Yes - more speed calming at top of Milton Street.	Brixham needs to have its independence from Torquay - gets little support from the Council.	Noted with thanks.	No
Resident (376)	No	A1.1.7 - remove the proposal by Broadsands Community to hold a design competition. I am the business owner and already have plans to go - this could delay it.	Kevin Mowat has more details	Consultation with the Community is preferred.	No
Resident (129)		Improved cycleways would be welcomed A1 3.10		Noted with thanks.	No
Representative of an organisation (Environment Agency)		Re: Page 82 of the Policy Document, A1.2.2, which states, "The greatest threat is posed by the Lupton Watercourse." I can confirm that the greatest flood risk from the watercourses in Brixham is from the Higher Brixham watercourse and as a result of this risk the watercourse was enmained. Although the Higher Brixham watercourse has had a flood alleviation scheme constructed it is still at risk from flooding if a storm event occurs that exceeds the original design criteria. As a result I would agree that the plan should state that	No	Noted with thanks. The revised submission document now features revised wording to para A1.2.2	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		Brixham is at high risk of flooding from both the Higher Brixham watercourse (main river) and the Lupton watercourse.			
Resident (69)		<p>4 - There's no mention of any action to address the eyesore that is the disused toilet building at bottom of king street.</p> <p>12.3.3 - A1.4 -Shamefully no mention amongst the list of projects that help regenerate our tourist industry of the Brixham Town Band playing free concerts on the quayside throughout every summer or the many concert by Brixham Orpheus Choir and various other Brixham based choirs.</p>		Noted with thanks.	No
Resident (155)	Yes	<p>A1.3 I believe that at present there is too much traffic for the proposed calming/slowing/safety measure to be practicable or effective. There should instead be a one-way system Burton>Greenswood>Monksbridge>New>Bolton Streets</p>		Noted with thanks.	No
Resident (53)	Yes	A1.3.5 Bullet point 4 - Re-design of Windy Corner JunctionI would		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>like to suggest an addition to the redesign as follows: The construction of 'pinch points' on Langdon Lane at either side of Galmpton Common These would be similar to those found on the back road into Dartington and allow the passage of cars but restrict larger vehicles. I believe this would reduce the amount of traffic joining the A3022 at windy corner from Langdon Lane thus improving traffic flow on the A3022. Traffic flow could be further improved if all traffic joining at the junction was forced to turn left. This addition would also have to following positive benefits: a) Less traffic on Langdon Lane which is narrow and has no footpath b) Prevents access to the common for 'travellers' from Langdon Lane and c) Large vehicles will be prevented from using Langdon Lane which is unsuited for them.</p>			
Resident (315)	Don't know		My support at Q5 is subject to my comments above.	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>The dilapidation of beach-side facilities at Broadsands is appalling (as recognised by the report). The lack of out of season free parking at this beach is causing more people to park in residential streets - often leaving the car-park quite empty. High parking fees are a deterrent to visitor parking. The area which is currently fenced off should be brought into use and used effectively by reducing charges.</p>	<p>I'm sorry not to have entered paragraph numbers against my comments - I just haven't had time.</p>		
Resident (297)	Yes	<p>A.1.3.8. I support an effective and well advertised park and ride facility in the summer. This is also a great place for tourist information. Could a volunteer system be created to provide a "personal" welcome to our visitors.</p>	<p>I would like to offer my thanks to all who contributed in the generation of this extensive document. I only hope that local politicians do not engage in power struggles and petty arguments that drag on for hours while they argue over procedural issues that make progress tediously slow and strangle the life out of all the good intentions of the</p>	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>authors. Finally, I would like to acknowledge my thanks to the late Will Baker for his dedication, often well beyond the call of duty, in turning all the ideas into a cohesive document. I was delighted to hear that he has been nominated for the civic award.</p>		
Resident (237)	Yes	<p>A1.3.11 and 12. Reintroduction of a rail service to Churston should be pursued as a priority. It will reduce road congestion, particularly at Windy Corner. It would be sensible to consider restoring the service as far as Kingswear which would also aid feasibility on grounds of cost and passenger loadings. It may be possible to reinstate the Brixham Branch as far as North Boundary Road by installing a new junction facing Paignton and using a small parcel of golf course land to reconnect to the branch. An enhancement of the 17 bus service would link to the town centre as well as benefitting residents. Inclusion of a steam service would promote tourism</p>		Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		to the town. At the very least, a feasibility study should be carried out. As a former railway Engineer my comments are based on 34 years of railway engineering experience.			
Resident (106)		A1.3.8 peninsula plan - yes - these plans seem like a very good idea both for visitors and local residents		Noted with thanks.	No
Resident (27)	Yes	Park and ride A13.8 - yes - this is the MOST URGENT change that is needed for Brixham. It must be emphasised how narrow and congested Brixham is if you do not use the park and ride. It is at your peril!A1.4.5 - yes - definitely needed is a great town square included trees for a bit of shade and some greeneryA1 4.4 - yes - global geopark needs more advertising		Noted with thanks.	No
Resident (253)		A1 4.3 - yes - the town square is an eyesore apart from the flowers thanks to volunteers. Toilets are a disgrace and need urgent attention. 1st impression for tourists and bus stops	A market in the local square would be nice (like Totnes and Dartmouth). One road in and out of Brixham needs sorting at Churston Common. Toilets in our town square are a disgrace, as is the lack of ulti-	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			storey car park. More nice shops needed. Menswear. Shoe shops for leather shoes. Ladies underwear ETC. I like the old Co-op or Rossiters. Please think more about us local people we are here 12 months of the year.		
Resident (173)	Yes	A1.1.17 - yes - Broadsands Buildings be updated. Perhaps it should become a private beach		Noted with thanks.	No
Resident (196)	Don't know	A1.3.5 - No - 20 mph-Yes, widening pavements will impede traffic flow where there is no problem, result will be wasted fuel and increase air pollution. A1.3.4 - ? - Monks Bride one way into Brixham, Laywell Lane (improved) one way out of Brixham, Cycle way under Laywell junction when Laywell Road is raised for new junction.	A.3.5 Windy Corner widening is essential, however on leaving Galmpton all traffic must turn left. To get to Paignton they must drive right at CherryBrook/Hookhills or carry on along the new ring road.	Noted with thanks.	No
Resident (271)	Yes	A1.4-Yes - Projects to regenerate tourism recognition and support of Brixham Heritage Museum as both an interpretation centre of local heritage and guardian of local treasures and artifacts.		Noted with thanks.	No
Resident (16)	Yes	A1.1.4 No Fishing is not the only	There are reservations re the	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		industry in Brixham therefore I feel that the Oxen Cove car park should be retained. It attracts a large number of tourists who enjoy the view and the short walk to the shops.	yes to ques 6		
Representative of a Statutory Body (Environment Agency)		Advise text of para A1.2.2 amended. At present paragraph A1.2.2 states that the Lupton watercourse poses the 'greatest threat'. However, there are also many properties at risk from the Higher Brixham Watercourse and therefore advise that the text is revised to reflect this.		Noted with thanks. The revised submission document now features revised wording to para A1.2.2	Yes
Representative of an organisation (Brixham Future CIC)		night-time lighting of breakwater, wall murals		Noted with thanks.	No
Resident (275)	Yes	E1-7 paragraph 7	The policy is a good policy if it is upheld. Any new planning/development requires careful consideration and respect and should only enhance its natural assets	Noted with thanks.	No
Natural England		Comments on HRA, SEA, The policy document should identify and show on a map areas designated for their wildlife,		We believe appropriate reference can be made back to the Local Plan. Otherwise the maps required become too	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>geodiversity and landscape quality, designated sites of marine importance, J1, J5, J6, J7, Chapter 7, 7.0.10, E4, E5 7.0.37, E8.</p>		<p>complex.</p> <p>The local authority have provided no assistance to the Neighbourhood Forum in terms of the provision of maps for inclusion in the Neighbourhood Plan. Their contribution was limited to offering to tender for commercial work only. In the event a substantially more competitive tender from a commercial mapping services provider was provided.</p>	

Brixham Town Design Statement

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (5)	Don't know	Town Design Statement - Fig 20. Coastguard house should have an explanation on to explain what they are and their history. I have written to Ian Handford but have been ignored.		We have included a paragraph on the coastguard cottages	Yes.

Master Plan

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (158)		I fully support plans for the redevelopment and improvement of Brixham Town Centre and the Harbour.	To provide a much needed boost for the retail sector I would suggest making Brixham Town Centre an 'Outlet Centre', similar to the one at 'Clarks Village' in Somerset. This part of the retail sector is booming and attracts lots of UK visitors and many tourists from overseas. Brixham could be the 'Outlet Centre' for Devon and Cornwall. Such a development would be a 'shot in the arm' for existing retail and restaurant outlets in the Town and when combined with other attractions would make it the 'best in the west'..	The Conceptual Drawings are a guide for what the design of a mixed use development within the Brixham Town Centre could look like. A detailed Master Plan will be required before a Planning Application is made. Thank you for your interest ad ideas.	No
Resident (306)			Well developed piece of work taking in many aspects. Urgent that town centre redevelopment is given top priority. The Northern Arm project deserves more priority too. Having that in place would offer the proposed work in Oxen cove and Freshwater more protection during its development.(See Doc. 10)	The Northern Arm Breakwater is a high priority of both the Port Master Plan and the Neighbourhood Plan as evidenced in the conceptual drawings of the outer harbour area. Hopefully when funding allows this will be built to enhance the area and benefit the Maritime Industry. Any	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			Important that the re-routing of the coast path through Oxen Cove is taken into consideration during any development and retains its accessibility to all, able and less able bodied people.	re-routing of the Coastal Path in Freshwater or Oxen Cove will have to be fully consulted on and will need to have due regard of users and tourism. Thank you for your comments	
Resident (34)	Yes		I really hope this plan is adopted, especially the Town Centre regeneration aspect - Brixham needs this updating and improvement ASAP to stop it from sliding into the doldrums.	Thank you for your supportive comments.	No
Resident (177)	No		There are many aspects to the current plan that we support however changes need to be made before we could say we do support the plan. Oxen Cove - not suitable for shellfish processing. A more in keeping use would be boat storage and repair in line with BE1 . We are in favour of the use of this area for the promotion of watersports and coastal recreation. Freshwater quarry - we oppose the building of a multi-storey car park on this	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			site as it contravenes policies E6, H8, 9.1 and T2. Keeping this as a coach park is preferable and the addition of toilets would be a great benefit.		
Resident (316)	Yes	We are in the process of moving to Brixham, and are not yet on the electoral role. We will apply for inclusion as soon as our move has been completed. Proposal 6.2 of the Brixham Town Centre Master Plan: In general we are very much in favour of the plan. We are concerned, however, about one aspect of the town centre proposals. The multi-storey car-park and three or four storey "commercial/hotel/retail unit" might be too big for the space and overwhelm the old buildings in the vicinity, destroying the "village in a valley" feel of Lower Brixham.	No.		No
Resident (151)	Yes		The Town Plan needs more emphasis on upgrading of the current offer and the need to link Fore St & Middle St as a 'shopping whole'. There should be commitment through the plan form Torbay and Brixham	The Town Centre Master Plans are Conceptual Drawings to be used as a guide for any future developments within the Conservation Area. The development will need to	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			Tc to use all means t deliver the development of flats over shops in these areas as well as delivering schemes for building frontage/shop front maintenance & improvement in Fore St, Middle St and Bolton St plus a co-ordinated approach to the speedy re-use and redevelopment of empty properties	demonstrate that it does not adversely affect the at risk listed buildings close to the site or the setting of All Saints Church. The previous open topped multi-storey car park was level with Middle street.	
Resident (64)	Yes		The redevelopment of the central area of Brixham looks very impressive as shown on the architectural sketches.	Thank you for your interest.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (7)	Yes	As a resident I am broadly in agreement with the plan and the ethos which underpins it. As minister of Brixham Baptist Church I believe we have a part to play in the Town Centre plan referred to in paragraph 5.2.5. We are undertaking a feasibility study on the future development of the church and are keen that this fits in to any proposed development of the area. The Church is used by a significant number of people in the community. These are not only those who attend the church on Sunday but those who use the facilities through the week across the age range through our work with children and adults who use the Front Room as a drop in space.		Moving forward the Neighbourhood Forum would very much like to engage with Brixham Baptist Church's future plans.	No
Resident (374)	No	Brixham is a small town. A new hotel is unnecessary.		Noted with thanks.	No
Resident (149)	No	Is a town centre hotel really viable?			No
Resident (141)	Yes		Oxen and Freshwater coves should be leisure centres not smelly industrial centres - the shellfish village will stink and be	Noted with thanks.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			noisy. You may take this as the view of all 18 households in Dalverton Court.		
Resident (136)	No	Brixham Town Centre 7.2 - No- Brixham inner harbour has always been a drying harbour, boats have traditionally been leaned against the wall to be worked on at low tide(an interesting sight to locals and visitors). There is nowhere for boats to be hauled out at Brixham so the ability to work on quite large vessels at low tide is essential and part of a working harbour's charm.	Noted with thanks.	The introduction of a Cill to the Inner Harbour will only be a possibility when funding is available and when an alternative can be found for boats to be hauled out for maintenance in an acceptable area.	No
Resident (137)	Don't know	7.2 - No - I believe to put a cil in the inner harbour would be a mistake, the ability to dry out and work on a boat is important to the port.		The Neighbourhood Plan echoes the Port Master Plan with regard to a Cill in the Inner Harbour. This will occur when funding is available and an alternative can be found which is acceptable to Harbour Users.	No
Resident (363)			Enclosed is what the people of Brixham would 'I think' agree with: plus a car/coach park by the skateboard park with a Waitrose or M&S supermarket next to it. Artsan Quarter	The Neighbourhood Forum will consult fully when a developer brings forward a project for the Town Centre, we would encourage the public to engage through the Planning Process.	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>Red Brick multi-story car park with hanging gardens on each level integrated watering system</p> <p>Retail Units on ground floor</p> <p>Steps up to Middle Street</p> <p>Bandstand</p> <p>Hotel (not premier inn or travel lodge)</p> <p>Bus station and toilets</p> <p>Youth centre and tourist information office</p> <p>Retail shops (colour coordinated canal with sluice to harbour)</p> <p>Seating areas</p> <p>Lawned area with ornamental trees</p> <p>Oriental-style bridges (red)</p> <p>Ethnic food stalls (twice a week in summer)</p>		
Resident (72)	Yes	Brixham Town Centre Master 6.2- Yes - Please increase multi-storey car park to 300 plus car spaces. If insufficient car spaces are provided the shops and town will suffer.	We need a large super market in the town centre that will enable residents to do their main weekly shop instead of having to go to Sainburys, Morrisons etc. This would have the advantage of reducing the amount of traffic between Brixham and Windy Corner.	The Parking requirements of the Town will be of high importance in any development that comes forward. The Town Centre Master Plan contains conceptual drawings to give a guide to any potential developer and is currently of	No

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			Please improve the road access to Brixham.	mixed use in order to be attractive and not too restrictive.	
Resident (210)	Yes		The opening up of the town centre of Brixham and connecting the two main streets and linking this with the harbour area will increase the vibrancy of the town. Protecting the existing green space in and around the AONB to preserve the unique character of the peninsula.	Thank you for your comments.	No
Resident (37)	Yes		Whilst I fully support considered development in Brixham town centre, I am concerned about an increase in shops when other areas of the town are not thriving. The town centre plan needs to be flexible to allow for additional housing or larger hotel/parking if shops are not required. One would also question the capacity of Brokenbury Sewer Works which not only smells, but has flooded out in Brixham Harbour again recently.	The Town Centre Master Plan contains conceptual drawings for a mixed use development in order to allow the widest opportunities for development. Any development in the Town Centre will be consulted on by both the Neighbourhood Forum and during the Planning Process by the Town Council, the effect on the current retailers within the Town is of paramount importance as was demonstrated during the failed Tesco plan.	No

Churston Village Design Statement

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (279)		<p>Churston Village Design Statement - Policy 5.6 Amenity Space - Paragraph 5.6.1 - Needs to be strengthened - Currently: "Were future development proposals to come forward for this site it is hoped they could also respond to the rural character of the area"</p> <p>This statement needs to be much stronger, as the 'Go Kart' development should not be used as an acceptable model for future development criteria. The stretch of road affected and surrounding potential development land is Semi-Rural. The nearer any development occurs to the old railway line parallel to Bascombe Road, the greater the potential for unacceptable noise issues and associated pollution, should similar projects be considered. Roadside advertising for such developments is also 'not in character of the area'.</p>		<p>Comments accepted. Section 5.6.1 (now 5.3.1) and section 5.8.4 (now 5.5.4) strengthened.</p>	

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		Thus, the Paragraph should read, in my opinion: "Were future development proposals to come forward for this site they must respond to the rural character of the area"			
Resident (329)	Yes		Typo-graphical suggestions.	Noted with thanks.	Yes
Resident (346)	Yes	5.6.1 Specifically, the last sentence "Were future development proposals to come forward for this site it is hoped they could also respond to the rural character of the area". It seems that this is rather a weak sentence, which is disappointing as the rest of the paragraph is sound and sensible. Would it be possible to amend it to something like " Future developments in this area, must respond to the rural character of the area." Considering the amenities along the Brixham Road, the caymen golf and battlefield as well as the garden centre, coffee shop and farm shop are peaceful and do not have a noise impact on properties along Bascombe Road and up	Well done to those who have worked so hard to prepare it.	Comments accepted. Thank you for your support. Section 5.6.1 (now 5.3.1) and section 5.8.4 (now 5.5.4) strengthened.	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		<p>Green Lane on the other side of the railway track. The noise from the go karts is significant and another equally noisy amenity would be a nuisance, not only to residents but to the people who enjoy walking in the area.Paragraph 6.1.8 I agree that signage along the A3022 should be kept to a minimum, be appropriate and the place should not be cluttered with large garish signs.</p>			
Resident (76)	Don't know	<p>5.6 - No - In it you make reference to the possibility of future development proposals for the "significant amount of amenity space adjoining the A3022" and quote the existing Go Karts and Battlefield Live as being quiet and well screened. You also liken these to the Cayman Golf Course when there is a major difference between these three recreations. You are incorrect in your assertion that the Go Karts and the Battlefield Live are quiet, they are not, the Battlefield Live in particular can be very noisy especially in the evenings at</p>		<p>Point accepted. Section 5.6.1 (now 5.3.1) and section 5.8.4 (now 5.5.4) strengthened.</p>	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		weekends when they appear to cater for parties. The Go Karts too emit a steady guttural groan which gets very tiresome. To use these as recommended models for future development is a preposterous idea. The area is semi-rural and enjoys a peace that was the attraction to moving here. I don't believe anyone has objections to the Cayman Golf which is a very conducive attraction to an area such as Churston Ferrers, it befits the landscape and the indigenous population.			
Resident (226)	Yes	5.6.1 of Churston VDS - No- The final paragraph of this sentence should be strengthened i.e. the phrase it is hoped that etc should be amended to preclude any possible developments that will not continue to contribute to the overall character of the area. I am particularly concerned regarding the possibility of future noise pollution caused by any future developments in the area.		Comments accepted. Section 5.6.1 (now 5.3.1) and section 5.8.4 (now 5.5.4) strengthened.	Yes
Resident (328)	Yes		i support	Comments accepted. Section 5.8.4 (now 5.5.4)	Yes

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			chrurston vds 5.8.4 i support this after the removal	modified accordingly	
Resident (311)	Yes	5.6.1 no - The wording of this final section is to vague. It should be amended to 'future proposals for this site must strictly adhere to the current rural character of the area'. 5.6.2 No as above, but the Go Karts must not be used as a model for future use of the site as it is far too noisy. 6.2.3/6.2.4 No It should naturally conclude with a recommendation for Bascombe Rd and Bridge Rd to be part of a 20mph zone.		Point accepted. Section 5.6.1 (now 5.3.1) strengthened.	Yes
Landowner (Churston Farm Shop)	Yes	See letter dated 11/03/17 re suitability of land behind Farm shop for employment use. Re para 5.6.2 Churston Village Design statement. Perhaps this could be reconsidered.		Comment noted. See "employment" theme for response	No

Galmpton Village Design Statement

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (365)	Don't know		<p>Most of my comments apply to Galmpton.</p> <p>The document states Kiln Lane being mostly in the South Hams, it is actually Kiln Road and the top part is in Torbay.</p> <p>Figure 9: shows trees surrounding Manor Farm this is also shown on the plans. A large number of the trees along the hedges to the south-east of the Farm have been removed/cut down by the present owner.</p> <p>This lower area of Galmpton has very slow broadband speeds compared to the rest of the area, this needs to be sorted if wanting more employment to come to the area.</p> <p>There are a lot of comments about the Conservation Area and the AONB within Galmpton.</p> <p>Also points out that the buildings must use original materials and designs. This has not been acted upon for a considerable time, a large number of properties have got</p>	<p>References to Kiln Road noted with thanks and corrected.</p> <p>The Village Design Statement deals with design issues and not those relating to broadband connection which are beyond the scope of the statement.</p> <p>The Conservation Zone is clearly marked on the Torbay Council map included as Appendix 1, pages 37 and 38 of the Galmpton VDS.</p> <p>Comments on inappropriate building additions noted with thanks. The VDS recommends that there should be stricter future enforcement of the conservation status of the village's built heritage.</p> <p>Comments on tree removal noted with thanks. The VDS emphasises the importance of preserving existing healthy mature trees.</p> <p>Galmpton's limited traffic</p>	<p>Yes</p>

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
			<p>UPVC windows and/or doors. A number of properties have extensions and additional buildings erected at the fronts of properties, which are not allowed. See fig 43. It has never been made clear that this is a Conservation Area, it is not listed as such on the Torbay Council website. Planning applications have therefore rarely been submitted</p>	<p>capacity is mentioned in the VDS and the resident's observation is entirely valid, but traffic-related concerns are within the remit of the Highways Department rather than the Neighbourhood Plan.</p>	

Broadsands Village Design Statement

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
Resident (269)	Yes	Broadsands Village Design Statement - yes - Fully support that the rural coastal strip (agricultural land and woodland) forms an important backdrop to the beaches and the SW coastal paths and must be maintained	As a resident of Broadsands whilst fully supporting of development of an appropriate visitor facility at the beach, I am particularly concerned that any residential development should not impinge on the undeveloped rural coastal strip (para 6.4.4 Broadsands statement). It is imperative to maintain the views and vistas enjoyed by walkers from the heavily used routes around Elberry Cove, Elberry house and the SW coastal path (7.0.5) as well as the public views and vistas shared by all properties and pedestrians (5.1.4)	Noted with thanks.	No
Resident (106)		Broadsands village design statement - yes - 5.2.8 This roof policy should be maintained. 7.1. the beach area would benefit from a properly designed facility E6 Peninsula plan - yes - the views in both directions are key to the preservation of the character of the area for all		Noted with thanks.	No

Consultation Statement (second version)

Role	Support Plan	Specific Comments	Other Comments	Forum Response	Amendment Made
		A1.3.8 peninsula plan - yes - these plans seem like a very good idea both for visitors and local residents			

Appendix 8: Natural England Regulation 14 responses

Date: 07 March 2017
Our ref: 207191
Your ref: Brixham Peninsula Neighbourhood Plan



FAO Jackie Stockman
Chairman
Brixham Peninsula Working Group

feedback@brixhampeninsula.com
Future.Planning@Torbay.gov.uk

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Electra Way
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CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Ms Stockman

**Planning consultation:
Brixham Peninsula Neighbourhood Plan Policy Document**

Thank you for your consultation on the above dated 26 January 2017 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

We recognise that a lot of hard work has gone into preparation of the Neighbourhood Plan and the Working Group is commended in having prepared a clear and well written policy document, and in seeking to make provision, through site allocations, for housing and employment needs. Our detailed comments are set out in Annex 1 and we hope you find these useful in shaping and evidencing a robust policy document. Our key findings are summarised as follows:

- The Habitats Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) needs to address sites allocated for employment as well as those allocated for housing. We are unable to comment on proposed allocations until these assessments are undertaken,
- Where mitigation measure are proposed within the HRA for a particular site allocation, these should be reflected in the SEA and in Plan policy (in relation to the site allocation in question),
- The policy document should identify and show on a map areas designated for their wildlife, geodiversity and landscape quality
- The Plan, HRA and SEA should recognise and assess (as appropriate) any likely significant effects on designated sites of marine importance: the Lyme Bay and Torbay marine candidate Special Area of Conservation (cSAC), the Torbay Marine Conservation Zone (MCZ) and the Dart Estuary MCZ (the latter in respect of the site allocation for employment at Galampton).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245/07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Carol Reeder
Lead Adviser
Sustainable Development Team – Devon, Cornwall & Isles of Scilly

Annex 1: Detailed Comments

Brixham Peninsula Neighbourhood Plan Policy Document

Policy J1: Employment land

Policy J1 should use the same site numbers as those set out on the allocations plan.

Policy J5: Sustaining a vibrant harbour-side economy. This policy gives support to a range of fishing and marine related developments, including shellfish processing, on the Harbour Estate. Clarification is sought on the area to which this policy relates and whether the Plan is seeking to allocate a particular site for this purpose. If a site is to be allocated it will need to be assessed within the Habitats Regulations Assessment and Strategic Environmental Assessment (SEA).

Policy J6: Town Centre Car Park. For clarity this policy should refer to a named site on the allocations plan (i.e. H3 – I1).

Policy J7: Oxen Cove and Freshwater Quarry

For clarity this policy should refer to a named site on the allocations plan (i.e. J1 – 2)

Chapter 7: The Natural Environment

The title to this chapter refers to 'protecting the green'. As the Lyme Bay and Torbay marine candidate Special Area of Conservation (cSAC) adjoins the Neighbourhood Plan Area and two Marine Conservation zones (Torbay MCZ and Dart Estuary MCZ) lie within close proximity it is suggested that the title be revised so as not to give the impression that water based considerations are excluded.

The Plan should identify and show on a Plan (within the policy document) areas of designated importance for wildlife, geodiversity and landscape within and adjoining the Plan area or which could be affected by Plan proposals. The following do not appear to be mentioned in the Plan text:

- Lyme and Torbay marine candidate Special Area of Conservation (cSAC)
- Torbay Marine Conservation Zone (MCZ)

- Dart Estuary Marine Conservation Zone (MCZ)
- Areas of ancient woodland.
- Local Wildlife sites

Further information on designated sites can be found on [Magic](#) Information about County Wildlife Sites (including sites of geological interest can be obtained from Devon Wildlife Trust [Devon Wildlife Trust](#)) or by viewing Devon County Council's interactive mapping service [Environment Viewer](#)

Para 7.0.10 appears to misquote the National Planning Policy Framework (NPPF) in stating that the presumption in favour of sustainable development does not automatically apply in the case of the AONB. Para 119 in the NPPF states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. Paragraphs 115 and 116 relate to the AONB.

Policy E4: Local Green Spaces

This policy states that development will only be permitted in Local Green Spaces in very special circumstances. Berry Head Country Park (E4-4) is included as a Local Green space but as this site is designated as a SAC it has a greater level of protection than that specified in this policy. In the case of a SAC development can only be permitted where

- There are no feasible alternative solutions to the plan or project which are less damaging.
- There are "imperative reasons of overriding public interest" (IROPI) for the plan or project to proceed.
- Compensatory measures are secured to ensure that the overall coherence of the network of European sites is maintained.

It is suggested that the policy is revised to reflect the greater level of protection to be given to South Hams SAC (including Berry Head).

Policy E5: 7.0.37. This clause sets a test for development which is less stringent than the test to be applied within the Berry Head SAC (as for E4 above).

E8: This policy mixes protection given to national and European sites. It is suggested that this issue is discussed with Local Planning Authority to ensure policy reflects NPPF/Local Plan

Habitats Regulations Assessment

Para 1.3 – Scope of the Project

The third paragraph in this section states that the key features associated with the Lyme Bay and Torbay SAC are not considered vulnerable to Neighbourhood Plan development. However there is no evidence or reference provided to support this assertion. This conclusion differs from that in the Local Plan which acknowledges the potential impact on the cSAC (and Torbay MCZ) and promotes provision of sustainable urban drainage and water sensitive urban design in response. We advise that this issue is revisited. The following information may be useful [Lyme Bay and Torbay Site of Community Importance: site information \(draft\) - GOV.UK](#)

Section 4: HRA Screening of Brixham Neighbourhood Plan

Policy J1 – Employment land. The assessment states that the proposed sites, with the exception of Galmpton, are assessed in the Torbay Local Plan. However it is our understanding that whilst the Torbay Local Plan indicates sites that may come forward for development it does not allocate sites for employment and therefore does not assess these individual sites within the Torbay Local Plan HRA. The employment sites proposed for inclusion within the Neighbourhood Plan will therefore

need to be assessed within this HRA. This may be informed by any assessments undertaken previously to support the Torbay Local Plan and which assessed specific sites for their potential capability of coming forward to meet employment needs. We suggest that this issue is discussed with the Local Planning Authority.

J5: Sustaining a vibrant harbour side economy. Clarification is sought on the intention of this policy, the location/area covered by the 'Harbour Estate' and whether it is the intention to allocate land for fishing and marine related developments. If a site is to be allocated for a specific and different use to that already permitted the allocation will need to be assessed within the HRA.

5. Likely significant effects test

5.1.1 – Policy J1 (employment sites). This section should include an assessment of likely significant effects on sites allocated in policy J1 for employment use as has been undertaken for housing allocations.

5.1.2 - Policy H3 – housing sites

Sites H3 – R1 (Wall Park extension) and Berry Head Road (H3 – R2) have been rejected as sites for housing. We ask if consideration has been given to the identification of this land as Local Green Space?

Sites at Town Centre Car Park and St Mary's Old Dairy. The HRA sets out recommendations to guide development at these sites. We advise that these recommendations be incorporated within the SEA and included within Plan policy (for instance as specific development management criteria for each site in question).

5.3 Recreational pressure on calcareous grassland.

It is not clear which Neighbourhood Plan policies are relevant to this section and which sites are likely to trigger the need for contributions to mitigate against impact arising from recreational pressure. If mitigation requirements relate to housing sites proposed this should be set out in the HRA and referred to within Plan text or within Plan policy (e.g. as development management criteria for the sites in question).

Strategic Environmental assessment (SEA)

The findings, conclusions and recommendations for individual sites set out in the HRA Regulations assessment should be reflected in the SEA. For instance the conclusions regarding the Town Centre Car Park Site recommend a limitation on light spill as a means of mitigation but this is not referred to in SEA table 3.2. In addition the conclusions for this site within the SEA & HRA do not appear to be totally consistent. For instance (again in the case of the Town Centre Car park site) the SEA concludes (table 3.2) that this site lies "1km from two statutory designated sites, including Berry Head to Sharkham Point SSSI and South Hams SAC;it is unlikely that the site will have negative effects on the SSSI". The HRA (para 5.1.2 and Table 2) recognises that the site lies within the sustenance zone for Greater Horseshoe Bats but that given the nature of the site and appropriate design and mitigation, development could be delivered without a likely significant effect on the SAC. It is suggested that the findings/conclusion in the HRA and SEA for each site are cross checked for accuracy.

Currently the SEA only includes an assessment of sites allocated for housing. The SEA will also need to address sites allocated for employment use.

Employment site (J1-6) is within the AONB. The assessment for this site should therefore address landscape and visual impact. The views of the South Devon AONB Partnership should also be sought. Potential impacts on the Dart Estuary MCZ, which lies to the south west of this site, should also be addressed.

Para 2.1.1 – Key environmental issues

It is suggested that the range of environmental designations existing within or adjacent to the Plan area are listed here. Only the SAC, AONB & AGLV are referred to. Regarding the AGLV it would be

useful if a reference to the source of this designation could be included.

A.2- Baseline review

This section is headed 'biodiversity'. A number of features within the Plan boundary are noted for their geological interest. The heading should therefore include 'geodiversity'. The proximity of the Lyme Bay and Torbay marine cSAC and the Torbay and Dart Estuary Marine Conservation Zones (MCZs) should also be shown.

End.

Date: 23 May 2017
Our ref: 215020
Your ref: Brixham Neighbourhood Plan



Mr Brian Payne
Brixham Peninsula Neighbourhood Forum

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BY EMAIL ONLY

T 0300 060 3900

Dear Mr Payne

**Planning consultation:
Brixham Peninsula Neighbourhood Plan: further queries relating to Natural England's
previous response dated 7th March 2017 (NE ref 207191)**

Thank you for your email regarding the above dated 08 May 2017 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

I'm glad you found our initial comments constructive and helpful. Regarding your further 3 queries I've sought to address each of these in turn below (your original questions are shown in italics). If you wish to discuss these points further please do not hesitate to contact me. It's often easier to discuss complex issues over the phone.

Question 1: is it sufficient for us to refer to Torbay's Policy Maps in relation to designated sites?

If you are able to identify all designations referred to in the Neighbourhood Plan it provides clarity to prospective developers, the public and decision makers about wildlife and geodiversity interests that need to be taken into account in decision making. This is important as you have a generic policy covering wildlife/geodiversity protection and enhancement in your Neighbourhood Plan (policy E8) and it enables readers to see the areas to which the policy relates. An alternative approach would be to not have your own generic policy on wildlife/geodiversity and rely on generic policy for the protection/enhancement of wildlife/geodiversity set out in the adopted Torbay Local Plan instead. If the latter were to be your approach then you could rely on the proposals map accompanying the Local Plan. This might be the easiest option.

Finally you could retain generic policy covering wildlife/geodiversity in the Neighbourhood Plan and reference fully the relevant proposals plan in the Torbay Local Plan as long as that plan identifies all the designations to which you refer and is up to date at the time your plan is submitted. However in our view this third approach would be the least desirable option in that your Plan includes generic policy wording regarding designated sites but does not show the areas (designations to which this policy relates).

We recommend you discuss the availability of mapped data with Torbay Council.

Question 2: we do not understand what you are driving at in respect of Policy E5: 7.0.37 - this clause deals with Open Spaces of Public Value which do not, as far as we are aware, contain any SAC areas and so a less stringent test is surely OK? Please clarify.

E5:7.0.37 refers to 'Open Spaces of Public Value' which we've taken as relating to sites identified as 'Public Open Space' on the Allocations Map(s). Although these sites do not coincide with the South Hams SAC many of the sites fall within the sustenance zones for the Greater Horseshoe Bat (associated with the South Hams SAC designation) and so development may only proceed where the integrity of the designation would not be affected unless there were no alternative solutions or the development was of overriding public interest.

As worded the policy states that development within such areas will only be acceptable where "it enhances public enjoyment of space or an alternative facility will be provided to an equivalent or better standard and location without detriment to biodiversity and landscape requirements".

This implies that where development would enhance public enjoyment it would be acceptable and that a test for impact on biodiversity would only apply where an alternative location/facility is proposed. This is probably not quite what you had intended. I would suggest that to avoid confusion, reference to protection of biodiversity interests be removed from this policy and that protection of such interests be covered by a generic biodiversity/geodiversity policy. This may either be within this Plan (e.g. E8) or within the Torbay Local Plan. Please also see our previous comments in relation to E8 in our letter of 7th March 2017.

Question 3: we wish to give you some feedback in respect of Employment Site J1-6/Dart Estuary MCZ. We wish to explain that this site is a former Sewage Works and we are happy to stipulate that any development must not produce any hazardous waste or pollutants which could flow or leach into the River Dart or the water table. Would that deal with the issue for you?

Our concern here is about potential impact on the Dart Estuary Marine Conservation Zone which is a designation of national importance. It is important that this issue (in relation to the site allocation) is addressed in the Strategic Environmental Assessment. We suggest that Neighbourhood Plan policy for this site clearly sets out that any significant harm on the Marine Conservation Zone needs to be avoided. The wording you suggest above may also additionally be included.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245/07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Carol Reeder
Lead Adviser
Sustainable Development Team – Devon, Cornwall & Isles of Scilly

Appendix 9: Historic England Regulation 14 responses

----- Forwarded Message -----

From: "Stuart, David" <David.Stuart@HistoricEngland.org.uk>

To: "feedback@brixhampeninsula.com" <feedback@brixhampeninsula.com>

Cc: "future.planning@torbay.gov.uk" <future.planning@torbay.gov.uk>

Sent: Wednesday, 15 March 2017, 13:01

Subject: Consultation on the Brixham Peninsula Neighbourhood Plan

Dear Brixham Peninsula Neighbourhood Forum

Thank you for your Regulation 14 Pre-Submission Consultation on the Brixham Peninsula Neighbourhood Plan, and accompanying SEA Report.

Our apologies for not having responded by last Saturday's deadline (11th). We hope that our observations can still be accommodated within your Plan preparation process.

We also need to apologise for not using your response template, as we found the structure of this not a comfortable fit with the nature of the comments we wished to make.

Other than a consultation on the SEA Scoping in April 2015 this is our first opportunity to engage in the Plan making process. We therefore needed to familiarise ourselves fully with all the documents and associated evidence. Our feedback can be summarised as follows:

1. First of all our congratulations on a most impressive Plan. It is hugely ambitious in its scope and content, and detailed in its exploration of relevant issues and responding policies and proposals. We are particularly pleased to note the value placed by your community on the area's historic character and local distinctiveness, and the desire to preserve and enhance this through such initiatives as masterplans and design statements.
2. We note that there are 10 documents which make up the Plan and assume on that basis that all these may be intended to become "made" and form part of the Local Development Plan. It will therefore be important that the whole is supported by an appropriate level of evidence to ensure

conformity with the Local Plan and National Planning Policy Framework (NPPF). (We noted that one of the Design Statements aspired to become an SPD so there may be some need for clarification of intended status).

3. The focus of our attention is the allocation of sites for development and to ensure that the assessment process has fully understood the significance of relevant heritage assets. Such exercises should demonstrate that the potential for impact upon those assets has been accurately gauged and used to inform their suitability for selection in accordance with the policy provisions of the NPPF. We note that this work is covered by the Employment Site and Housing Site Assessments and supported by the AECOM produced Housing Site Assessment and Strategic Environmental Assessment (SEA) reports. The outcome of this work is reflected in the selection of sites for development within the Plan Policy Document – Policy J1 – Employment, and Policy H3 – Housing.

4. We note that many of the sites are brownfield in nature and that some have been the subject of previous development interest which has resulted in planning consent being granted. In these instances the principle of development is unlikely to be contentious and attention should concentrate on demonstrating that the quantum of proposed development and its intended character can be delivered without causing harm to heritage assets. In other instances it is important to be able to demonstrate that the principle of allocation ie change of use, and development characteristics inherent to that use, will not cause harm.

5. The Employment Site Assessment is very much a summary document and doesn't set out in detail how heritage issues have been considered. The Housing Site assessment refers to sites in the SHLAA, potential sites in the Local Plan and those identified through the neighbourhood plan process as having been assessed. It should be noted that inclusion in the SHLAA does not automatically imply that sites have been subject to a necessary level of heritage assessment, and "potential" sites suggests that definitive confirmation of their suitability will be the product of more detailed evaluation.

6. Para 3.0.6 on p7 of the Housing Site Assessment confirms that they were subject to "rigorous assessment" and para 3.0.9 on p8 sets out the suitability criteria. Although these include "reflecting and enhancing local character and distinctiveness" the methodology employed for assessing possible heritage impacts is not clear. Para 4.0.11 refers to the minimum housing density of 30 dwellings per hectare which has been assumed in order to calculate housing numbers per site. While this provision acknowledges that extenuating

circumstances will be considered historic site character and context may suggest in some cases that more bespoke densities are appropriate to ensure the preservation and enhancement of the historic environment.

7. For example, the Town Centre Car Park (H3-I1) is identified on p28 as being within the Town Centre Conservation Area but doesn't elaborate on how this should inform development. Even though complementary documents such as the Brixham Town Design Statement and Town Centre Masterplan elaborate on design criteria these still need to be demonstrably informed by evidence. Similarly, the Northcliffe Hotel site (H3-I4) refers to the need to consider the adjacent Battery Gardens Scheduled Ancient Monument (p37) and Knapman's Yard (H3-I9) p 53 confirms that the site will need to respond to its location within the Conservation Area but neither indicates how an assessment of heritage significance has determined the deliverability of the sites against the specific outcomes proposed. Further, Oxen Cove (H3-I6) p43 is in the Conservation Area but this is not referred to in the site assessment at all.

8. The AECOM SEA report covers the Historic Environment in section 4.5 (p47). It refers to the sites above as well as the St Kilda's and St Mary's/Old Dairy sites as having significant historic environment considerations, with other proposed allocations not being "significantly constrained by historic environment assets or located in areas of sensitive townscapes". The SEA is supported by AECOM's Site Assessment which uses a traffic light approach to determine the proximity of sites to heritage assets. This methodology gives a green colour coding where sites are not on or adjacent to assets. This format doesn't inherently take account of where assets may be further away from a site but have settings which could be impacted upon, accepting at the same time that the existence of heritage assets further away is picked up in some of the site assessments. This highlights the need to understand the individual significance of heritage assets and the contribution to this made by their respective settings.

9. In terms of individual sites, the AECOM Site Assessments raise the following issues:

- Town Centre Car Park. Highlights the site's existence in the Town Conservation Area and identifies Paradise Place as a Grade II Listed Building to the north eastern corner of the site but doesn't elaborate on what this might mean for development. There are a significant number of designated heritage assets around the site and it is perhaps surprising that more have not been identified.

- Knapman's Yard. Identifies the site as lying in the Galmpton Conservation Area and the need to consider wider impacts on character and views. It is not clear how this has informed provision for 6 homes on the site.
- St Kilda's. Identified as partly within the Higher Brixham Conservation Area and containing a Grade II Listed Building. While redevelopment retaining the Listed Building is deemed suitable it is not clear how this should take place or how the site can accommodate 20 homes.
- Northcliffe Hotel. Adjacent to a Conservation Area and in close proximity to a Scheduled Monument and Listed Building. Unclear how it has been determined that the site can accommodate 15 homes.
- Oxen Cove. Within the Brixham Town Centre Conservation Area. Not clear how it has been determined that it can accommodate 10 homes and/or 2000m² of employment space.

Other sites have not identified heritage assets. Given the nature of the traffic light approach it is important to be sure that they should not have done.

10. It is important that we emphasise that our observations do not constitute objections and we do not necessarily dispute the provisions in the Plan for the site allocations in question and the forms of development identified for them. Our concern is to draw attention to where there are seemingly gaps in evidence or narrative whose existence precludes a requisite level of confidence that development as envisaged can take place without causing harm to designated heritage assets. We recommend that this should be addressed to ensure a demonstration of conformity with both the Local Plan and NPPF.

Given the endeavour and comprehensiveness with which the community has undertaken its tasks to date we suspect the necessary information is to hand and can be added to the evidence base relatively easily. We therefore look forward to receipt of amended documents at the appropriate time and being able to offer the Plan our unqualified support.

Consultation Statement (second version)

Kind regards

David Stuart

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We have launched four new, paid-for Enhanced Advisory Services, providing enhancements to our existing free planning and listing services. For more information on the new Enhanced Advisory Services as well as our free services go to our website: [HistoricEngland.org.uk/EAS](https://www.historicengland.org.uk/EAS)

Appendix 10: Environment Agency Regulation 14 responses

Brixham Peninsula Neighbourhood Forum
Brixham Town Council
Brixham Town Hall New Road
Brixham
Torbay
TQ5 8TA

Our ref: DC/2012/112403/AP-04/IS1-L01

Your ref:

Date: 03 April 2017

Dear Sir/Madam

Consultation on the Brixham Peninsula Neighbourhood Plan

Thank you for your consultation of 26 January 2017 providing us with the opportunity to comment on your draft neighbourhood plan document. We apologise for having overlooked this consultation

Policy Document

We welcome the natural environment policies set out in section 7 on the draft plan. In particular we support Policy E9 (Flood Prevention) and the subsequent supporting paragraphs 7.0.67 to 7.0.73.

In Appendix 2 under A1 (Projects to reduce flooding on the Brixham Peninsular) we advise that the text of paragraph A1.2.2 needs to be amended. At present paragraph A1.2.2 states that the Lupton watercourse poses the 'greatest threat'. However, there are also many properties at risk from the Higher Brixham Watercourse and therefore we advise that the text is revised to reflect this.

It is noted, however, that section 7 (natural environment) has not made any reference to water quality issues in the watercourses and coastal waters around the parish. In particular housing development/population growth can put significant pressure on water quality. We would encourage early engagement with South West Water in order to ensure effective treatment/planning, to protect the water environment and environmental designations.

The most significant water environment designations within the plan area are the Bathing Waters at St Mary's Bay, Shoalstone, Broadsands and the Shellfish Waters at Brixham shellfisheries. We would encourage you to include a policy which seeks to protect and, wherever possible, enhance these important natural assets for the parish

Housing Site Assessment.

With regard to the identified sites we advise that for site H3 – I1 (Town Centre Car Park) in addition to land contamination flood risk must also be mentioned under the 'constraints' section.

We are, however, pleased to see that coastal flood risk has been mentioned as a constraint for site H3 – I6 (Oxencove and Freshwater Quarry).

Employment Site Assessment

Flood risk is a constraint for some sites listed in Table 3 and this will dictate the layout of development to varying degrees. The following sites are affected by flood risk:

- Central Town Centre Car park and Town Square (mixed use including 25 residential dwellings – a 'more vulnerable' use)
- 2 Oxencove and Freshwater Quarry (water compatible and less vulnerable uses)

Consultation Statement (second version)

- 6 Former Sewage Works, Galmpton (water compatible and less vulnerable uses)
- 7 Broadsands (water compatible and less vulnerable uses)

Housing Site Assessment prepared by AECOM

In '4.3 Brixham Town Centre Car Park' under 'Key Constraints' we advise that the text regarding risk of flooding be amended. It should state that a large proportion of the site sits within Flood Zone 3 (the high probability flood zone) associated with the Lupton watercourse and Higher Brixham watercourse.

Yours faithfully

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Typeset by Sunrise Setting Ltd, Brixham

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