

neighbourhood plans

From: [REDACTED]
Sent: 17 December 2017 22:01
To: neighbourhood plans
Subject: Brixham Peninsula Neighbourhood Plan consultation
Attachments: BPNP comment.pdf

17th December 2017

Dear Sirs

Please find attached my comments re: the above. I would be grateful if you would redact my personal contact details in any published comments.

Yours faithfully
E. Alabaster

[REDACTED]
[REDACTED]

Neighbourhood Plans
Spatial Planning
Electric House
Castle Circus
Torquay
TQ1 3DR

Submitted: 17th December 2017

Dear Sir

Re: Brixham Peninsula Neighbourhood Plan

I wish to endorse the above (hereafter referred to as the BPNP, particularly in respect of:

1. Allocating practicably sufficient land to meet expectation of the adopted Torbay Local Plan - A Landscape for Success: The Plan for Torbay 2012-2030 (Torbay Council 2015), hereafter referred to as the TLP, in providing sites for 660 new homes and, crucially, rejecting explicitly the site south of White Rock (Policy Maps:p18) on that grounds of any development being "*so close to recently completed extensive developments in White Rock, would be a major urban encroachment into an area of sweeping farmland which flows into the Dart Valley AONB*" and, also, likely to have "*a significant ecological impact*" (BPNP Housing Site Assessment: H3-R7).
2. Stating a sequential preference for brownfield development, followed by "*greenfield sites that have the least environmental impact*", noting that the Peninsula's green environment "*should be protected from development to maintain our outstanding landscape*" and, further, that the "*settlement gaps between our villages will be protected from development to preserve the individual village characteristics, retain settlement boundaries and retain the semi-rural nature of their surroundings. Vitally, they are often the only space left for agricultural development that ensures local production of food can continue*" (BPNP Policy Document 2012-2020 and beyond). This is in alignment with the TLP which states that "*only the least sensitive greenfield sites will be used, with community support*" (4.5.8) and.
3. Affirming the significance of and defining settlement gaps between Paignton, Galmpton, Churston and Brixham, (Policy E3). These are recognised in the BPNP as maintaining the character and identity of settlements, being important to residents in working to a sustainable future for their localities. The BPNP identifies an element of Galmpton's rural context as "*the mixture of open pasture and wooded hillside in these surroundings which, at the village's western and southern end, falls within the AONB*" (BPNP: Galmpton Village Design Statement:4.1.1) and, further, that villagers "*are anxious that these open views of the village's rural context should be respected and preserved to retain its village identity and protect the precious remaining wildlife habitat (DGs 1, 2 and 3)*" (4.1.18). Consistent with this, the BPNP Housing Assessment: H3-R7 observes that development of this land "*would demonstrably impact on sweeping public views into Dart Valley AONB from the Dartmouth Road, something which currently significantly contributes to the character of the area*" and "*the open countryside at this location provides an important area of separation between the village of Galmpton and the Town of Paignton and any development would lead to the coalescence of these settlements*".

4. Expressing the engagement and will of local people in the process of neighbourhood planning with the aim of ensuring “*that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area*” (Department for Communities and Local Government 2017) . This dovetails clearly with the TLP’s acknowledgement of the importance of Neighbourhood Plans in providing “*more freedoms for local communities to determine their future direction.*” (Aspiration 4:p37), while a ‘big ticket’ item also promoted therein makes explicit that the context for growth reflects partnership between Local and Neighbourhood Plans “*working together to ensure a positive framework for high quality development, in the right place, at the right time and providing good outcomes for the Bay and local communities*”.

Yours faithfully

E. Alabaster