

neighbourhood plans

From: Jeff Searle [REDACTED]
Sent: 17 December 2017 21:44
To: neighbourhood plans
Subject: Paignton and Brixham Peninsula Neighbourhood Plans

Dear Sir/Madam,

I am a resident and very supportive of Torbay's Neighbourhood Plans. In my view, based on local knowledge, the Plans have achieved an appropriate balance between the many planning considerations involved. I have the following detailed comments;

1. 1. Paignton Neighbourhood Plan – Supporting Evidence – Section 2.3.16 and Fig 2.3.4

It is very important that the provision of increased housing does not take place before the corresponding jobs have been established and confirmed. Based on ONS data, Figure 2.3.4 shows how jobs within Torbay have declined by 2000 in the period 2012 to 2015. Given that Torbay's natural environment is its Unique Selling Point (USP), it is vital that houses do not precede jobs which ultimately do not appear.

In an increasingly globalised economy we must take a realistic view of job creation in Torbay. Clearly, we would like to bring investment and high quality jobs into Torbay. However, the question must be asked as to why a business would want to locate in Torbay? after all, most businesses (particularly multi-nationals) want to be near major international airports and motorways. I believe that the answer to the question is; because of Torbay's natural environment and quality of life, which can be used to attract and retain staff. The type of business that could be attracted to Torbay (with the right incentives) might well be a Software SME, where broadband infrastructure is very important, but transportation infrastructure is less important. The key here, is that businesses would come to Torbay primarily to utilise the natural environment to attract and retain staff. It is clear that the natural environment is not only important to residents and tourism, but also is crucial to attracting high quality jobs to Torbay in the future and must be protected.

2. 2. Brixham Peninsula Neighbourhood Plan – Policy Maps page 18 and Housing Site Assessment H3-R7 White Rock Extension page 82.

I approve of the plans explicit rejection of the South of Whiterock site for housing development. There are a multitude of reasons why development on this site is entirely inappropriate including Landscape, Ecology, Coalescence of Settlements and Traffic. Development of this site would be a prime example of "killing the golden goose" in terms of Torbay's USP as outlined in point 1 above.

3. 3. Brixham Peninsula Neighbourhood Plan – Policy Document – Section 7.1 Transport Strategic Aims page 68.

In general, I approve of the policy on Transport, but I believe the commitment to tackle the “problems of road safety and traffic congestion” should not be constrained to “new developments”. There are significant traffic problems that need to be addressed now, regardless of any new developments.

I’d be grateful if you can notify me of the Examination Hearing.

Regards

Jeff Searle