

neighbourhood plans

From: Rainbow-Leaf Lovejoy [REDACTED]
Sent: 17 November 2017 19:05
To: neighbourhood plans
Subject: Support, approval and endorsement of Paignton Neighbourhood Plan

To whom it may concern:

Paignton Neighbourhood Plan (PNP) represents a community-led project by a group of local people planning for Paignton Neighbourhood Area, preserving the historic heritage of its past, enhancing its environment and economy in the present, and preparing and ensuring inter-generational equity and sustainability for its future.

PNP policies developed over the five years of plan preparation represent the views of a wide range of Paignton people obtained through a range and variety of community consultation events and activities, about Paignton's historic past, present environment and economy, including transport, housing, employment, tourism, education, and future sustainability as a thriving, prosperous, vibrant seaside garden town providing amenities and facilities for all its residents of every demographic profile: single people, couples, families, children, seniors, workers as employees, employers, self-employed, entrepreneurs, tourists and other visitors.

PNP represents the outcome of extensive consultation with many different Paignton communities, formed with contributions from and cooperation with other local and neighbourhood plan parties and interests, and shaped through vigorous and rigorous open and informed debate at monthly forum meetings and online, so represents Paignton communities' expressed wishes and hopes for the present and future sustainable development of their own distinctive neighbourhood area.

This email expresses my full and unreserved endorsement of and support for Paignton Neighbourhood Plan.

Thank you.

Leaf Lovejoy
[REDACTED]

neighbourhood plans

From: Rainbow-Leaf Lovejoy [REDACTED]
Sent: 17 December 2017 22:49
To: neighbourhood plans
Subject: Submission in support of Paignton Neighbourhood Plan

To whom it may concern:

This email is a submission to the current consultation in support of Paignton Neighbourhood Plan.

The three neighbourhood plans for Torbay have been prepared to represent the views, aspirations and wishes of their respective communities.

While each plan reflects and represents its unique landscape and community character in the distinctive policies and plans of its communities, consultation and cooperation between communities during preparation means that the neighbourhood plans of the three neighbourhood areas and communities are compatible and complementary.

As a resident of a neighbouring parish and district with work, leisure and other connections with Paignton, I have been an observer during Paignton Neighbourhood Plan production, so have observed the conduct of consultations on individual and common issues within and among communities within Paignton, and among the three Torbay neighbourhood plans.

I believe that the policies and plans in Paignton Neighbourhood Plan support sustainable development as described in the NPPF, and in compliance with basic condition requirements.

Thank you.

Leaf Lovejoy
[REDACTED]

neighbourhood plans

From: Rainbow-Leaf Lovejoy [REDACTED]
Sent: 18 December 2017 08:48
To: neighbourhood plans
Subject: Fw: Submission to the Reg 16 consultation on Paignton Neighbourhood Plan (amended version)

This submission is a slightly amended so clearer version of an earlier submission)

To whom it may concern:

This is a submission to the Reg 16 consultation on Paignton Neighbourhood Plan (PNP). My name is Leaf Lovejoy, and I live in Stoke Gabriel in South Hams, both parish and district adjoining Paignton and Torbay. I have an MSc in Botanical Conservation, from a range of Sustainable Environmental Management Masters' at the University of Plymouth. I have been an observer of and contributor to PNP for several years.

It has been clear throughout Paignton's neighbourhood plan process that the NPPF was a vital resource for communities, as it 'provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

While a previous email of general endorsement of PNP has been submitted by me to this current consultation, community responses to recent development proposal planning applications for Paignton, which if permitted would represent departures from Torbay Local Plan policies, have prompted me to submit further endorsement of PNP policies intended to ensure that development in Torbay in general and Paignton in particular recognises and realises the aspirations of local communities for their neighbourhood, in accordance with NPPF policies for:

1. Achieving sustainable development
2. Building a strong competitive economy
3. Ensuring the vitality of town centres
4. Supporting a prosperous rural economy
5. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals.

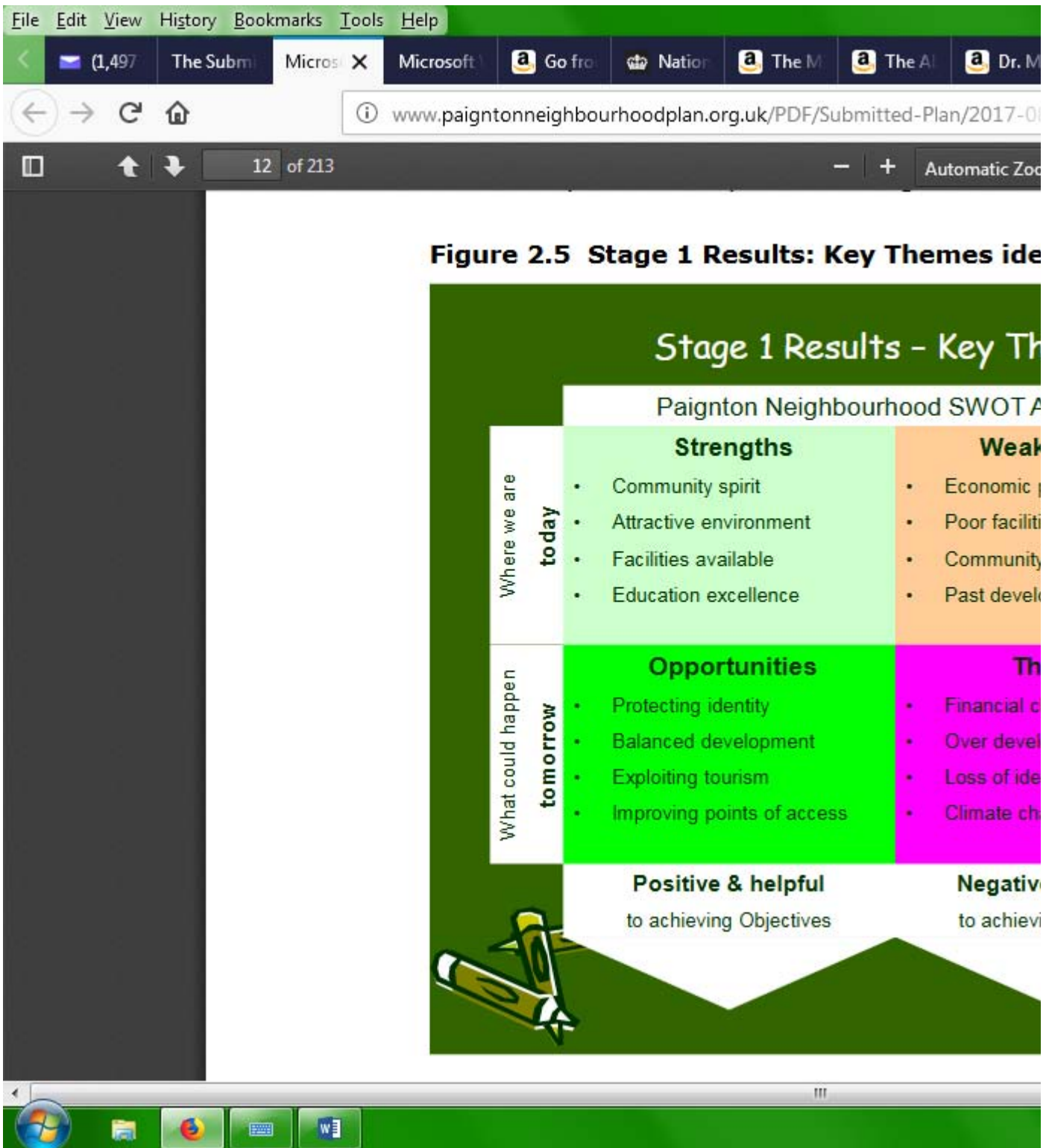
PNP's overarching aim is:

To make our town and surroundings
more attractive to tourists and an
outstanding place to live and work

PNP policies, individually and collectively, aim to ensure balanced development based on reliable evidence of accurate assessment of the locally resident and employed population and their housing and job needs, and to enhance Paignton's environmental geological, geographical and historic heritage and its social and economic assets, including assets underlying and underpinning Paignton's tourism attraction and residential amenity.

In producing a distinctive neighbourhood plan that is in general conformity with the strategic policies of Torbay's recently produced local plan, as expressed in TLP's title 'A Landscape for Success', PNP's aim has been to collect the views of local people about their needs and their priorities for their area, so that strategic sustainable development policies, plans and projects at both district and neighbourhood level reflect the community's needs and priorities, identified initially by SWOT analyses then converted into proposals for further refinement through consultation, as shown in the Community Involvement and Consultation statement.

As the screenshot below of the combined themes from 13 SWOT analyses shows, strengths include community spirit and attractive environment, and opportunities include protecting identity and balancing development, while weaknesses include economic prosperity, past development and community involvement, and threats include over-development, loss of identity and climate change. All the themes identified have informed PNP policies.



Twin tracking of production of the local plan with the three neighbourhood plans covering the local plan area has provided opportunities for coordination, cooperation and collaboration between district council planners and neighbourhood forums in rigorous scrutiny of underpinning information, so ensuring (for example) that population prediction and projection trajectories underlying proposed new housing provision to meet provisional 'objectively assessed need' are based on accurate and up-to-date population figures informed by recent census data, and that local-plan-identified development project sites that require habitat regulations appropriate assessment to understand adverse implications and impacts on protected habitats and species are recognised and assessed at strategic level rather than during project applications.

Throughout PNP's plan-making process the focus of policies has been to ensure that development addresses the community-identified needs for protection of the attractive environment, community spirit and local identity by balanced development that fosters economic prosperity, remedies poor facilities, rectifies past development and prevents future overdevelopment. This entails policies that represent the community's views on the local impact and implications of development proposed at district level, including the community's aim of prioritising town centre revitalisation through redevelopment of previous or existing 'brownfield' sites before new developments on urban fringe or out of town rural sites close to countryside. For example:

1.10 The Plan has given particular focus to [...] a sustainable balance [...] making use of previously developed 'brownfield' land before further 'greenfield' space is released for development. A phased approach to land release accords with the National Planning Policy Framework (NPPF 47).

PNP policies support sustainable development of economic, social and environmental infrastructure, whether material, for instance effective and efficient surface and storm drainage and sewer systems, or ecological, including encouragement for sustainable transport policies providing for short-distance commuting by green means, such as safe and pleasant walking and cycling routes and ways, and conservation of protected habitats for internationally important species.

In supporting sustainable infrastructure that provides good connections around Paignton between settlements with distinctive geographic and historic characters in a still rural landscape, PNP is fulfilling its commitment to make Paignton an outstanding place to live, work and visit. In preserving and protecting that rural landscape, and supporting revitalisation of Paignton town centre, community aspirations for enhancement of the tourist and retail offer are recognised and supported in realisation.

Paignton's economic prosperity and social well-being, and that of its residents, workers and enterprise, rests on enhancing its environmental attractions for and attractiveness to visitors seeking recreation, and employees and employers seeking enterprise and employment opportunities, including in developing high-tech industry and environmental and sustainable energy education. Enhancing employment opportunities in these sectors entails ensuring high-quality transport and communications infrastructure alongside sustainable surface, storm and sewer infrastructure that remains effective and efficient in adverse weather and climatic change scenarios to maintain sustainable production.

Given Torbay's unique geological structure, recognised by 'Geopark', flood zone and 'critical drainage area' statuses, with flooding threats from its rivers and the sea, and also from 'legacy' systems of combined sewer, surface and storm drains, it is vital to address and resolve infrastructure capacity adequacy and treatment capability issues before increasing the current surface and sewer burden that already compromises drainage and impacts roads and homes, and contaminates rivers, beaches, harbours and seas around Torbay.

While redevelopment of brownfield sites offers opportunities to improve existing surface and storm drainage and other infrastructure and so increase local capacity, developing greenfield areas that currently contain or delay surface and storm runoff so contribute to effective drainage will both reduce or remove that 'ecosystem service', and, in connecting to the already at-or-above-capacity system even using 'in-line storage' sewers with pumping capacity, will inevitably increase the

existing surface and sewerage burden, so will compound existing systems to compromise or collapse, as already occurs.

No evidence exists of any undersupply of either sites or dwellings to meet objectively assessed local housing need (with assessment based on accurate calculations of Paignton's (and Torbay's) recent population trends and trajectories using Census and ONS revised figures, given deaths exceed births so population rise occurs only through inward migration, also low given lack of net increase of employment opportunities), seeking to increase housing by developing greenfield sites, with associated infrastructure disbenefits potentially unviable to remediation by technological fixes, would compound existing infrastructure issues that currently threaten Paignton's (and Torbay's) attractiveness both to enterprise, entrepreneurs and employers, and to tourists.

Proposing the building of new housing above and beyond any present or projected objective local need, on greenfield sites that un- or under-employed local residents and their families will be unable to afford to buy or rent, because of the ongoing lack of permanent, reliable, regular, full-time, well-paid employment in long-term sustainable business and enterprises, cannot be seen as or be shown to be sustainable, because development of housing without development of local employment to enable local people to benefit from it, is not sustainable.

The impact on the environment, and so on both residents and tourists, in terms of the attractiveness of the area for tourists, of out of town greenfield development, is likely to be severe, given that parts of the area and district that have been overdeveloped received lower landscape values in the landscape assessment conducted for the local plan and now require mitigation or remediation.

Ensuring immediate and longer-term sustainability of development in relation to economic and environmental infrastructure was identified as key in the early stages of PNP. Thus PNP policies have one overarching aim and four main themes informing all policies:

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Part 5: Aim and Objectives

5.1 To achieve the overall Aim, 4 key Objectives emerged from the community consultation. These key Objectives, and proposals that take them forward, are set out in the following table and supported by the community. Details are contained in the Community Consultation document that accompanies the Neighbourhood Plan.

5.2 Bringing these all together provides the framework of the Neighbourhood Plan that follows sets out the Policies and Proposals in detail. The following table sets out the Policies and Proposals in detail. The following table also shows the community support received for the objectives shown.

Figure 5.1 Our Aim and Objectives

Our Aim	Our Objectives	Our Objectives
To make our town and surroundings more attractive to tourists and an outstanding place to live and work	Make more of the tourism and retail offer (90%)	PNP 1. Area v Annex Annex Annex] 2. Town (3. Paignt 4. Seafro 5. Torbay 6. Station 7. Victori 8. Crossw 9. Victori 10. Queen 11. Old To 12. Gettin 13. Housin 14. Core Tr 15. Floodin 16. Victori 17. Improv 18. Suppor 19. Safegu 20. Great I 21. White 22. Weste 23. Yalber 24. Collate 25. Clenco 26. Clifton 27. Presto
	Improve points of arrival and connection (87%)	
	Protect the local identity (87%)	
	Ensure there is balanced development (85%)	

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Much more could be written to indicate PNP's responsive and responsible integration of community priorities, objectively assessed need, infrastructure concerns and capacities and all aspects of sustainable development, economic, social and environmental, into a valid and viable neighbourhood plan that support and promotes Paignton as a distinctive 'neighbourhood area of success' within Torbay's plans for 'a landscape for success'.

However, PNP speaks for itself of its community-led, sustainability-informed production, policies and plans.

I wholeheartedly support PNP's progress through assessment to referendum and adoption as a DPD

Thank you for your consideration.

Leaf Lovejoy

