

neighbourhood plans

From: Mike Hughes [REDACTED]
Sent: 15 December 2017 13:31
To: neighbourhood plans
Cc: srussell@midasgroup.co.uk
Subject: Paignton Neighbourhood Plan
Attachments: Paignton Neighbourhood Plan representation 151217 TRACK.pdf

Dear Sirs,

We have been instructed by Midas Commercial Developments to make a representation to the Paignton Neighbourhood Plan. We have prepared the attached report in support of the inclusion of the employment land identified as PNPE8-Whiterock area as a site allocated for employment use within the Paignton Neighbourhood Plan.

We trust that the attached report helps you with the process.

Regards



[REDACTED]
Mike Hughes BA DipArch RIBA Director
Narracotts Architects Ltd. | 01803 293224 | www.narracotts.co.uk

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2 Montpellier Terrace, Torquay TQ1 1BL
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REPRESENTATION TO PAIGNTON NEIGHBOURHOOD PLAN
EMPLOYMENT LAND AT WHITEROCK | DEC' 2017



For Midas Commercial Developments Limited

Narracotts Architects | 2 Montpellier Terrace Torquay TQ1 1BL
(01803) 293224 | architects@narracotts.co.uk | www.narracotts.co.uk



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1.0 Introduction

We have been requested by Midas Commercial Developments Limited to make representation to the Paignton Neighbourhood Plan with particular reference to the land identified as Ref PNPE8 on figure 7.14 "Identified sites Yalberton to White Rock Area" of the submitted plan.

Midas Commercial Developments Limited has been instrumental in the development of Torbay Business Park over many years and more recently in the land known as The Western Bowl which forms the employment use part of the greater White Rock Development Area. Recent completed developments on the Western Bowl together with those under construction and those with a resolution to grant consent will generate around 150-160 jobs, with the potential for a further 100 on the remainder of the site.



2.0 Planning History

The site enjoys the benefit of a number of Planning Approvals, these are as follows;

- P/2011/0197/MOA
GRANT OF OUTLINE PLANNING PERMISSION
Mixed Use Development of 39 Hectares of land at White Rock, Paignton to construct up to 350 dwellings, approximately 36,800m² gross employment floorspace, a local centre including food retail (up to 1652m² gross) with additional 392m²A1/A3 use and student accommodation, approximately 15 hectares of open space, sports pavilion and associated infrastructure and engineering works to provide access, drainage and landscaping (Outline Application) at Land West off Brixham Road Paignton Devon.

This is the overriding Outline Planning Approval for the White Rock Development which encompasses The Western Bowl employment Area. This permission is extant although the timescale for further Reserved Matters submissions has expired.

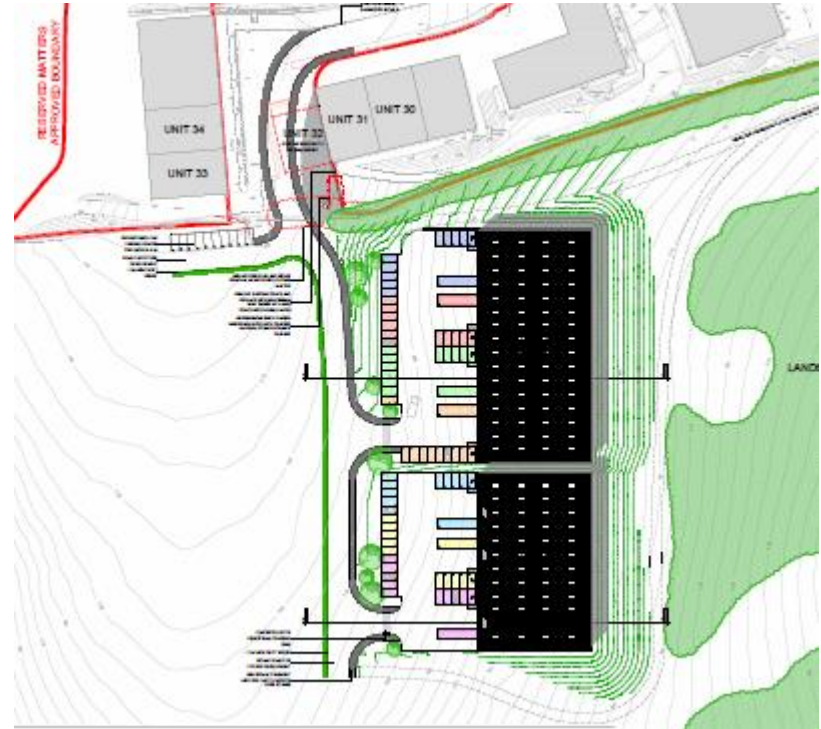


Extract of Coloured Masterplan from Outline Approval highlighting The Western Bowl employment area



- P/2013/1009/RM
NOTICE OF APPROVAL OF DETAILED PLANS
Reserved matters application for P /2011/0197 including:
appearance, landscaping, layout and scale of 2 industrial
units, enabling work for new road, demolition unit 31,
relocation of 10 parking space for units 33-34 at Land
Adjacent To Torbay Business Park Whiterock Long Road
Paignton.

This is the Reserved Matters Approval for the detail design of the two employment buildings specifically required by the Section 106 Agreement associated with the Outline Planning Approval. The units are complete and in occupation.

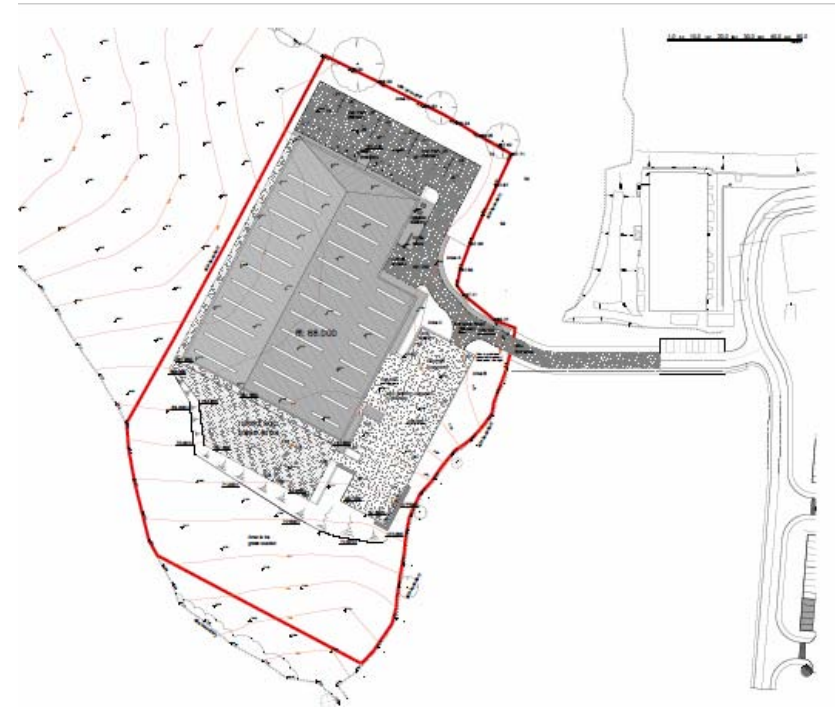


Extract of Coloured Site plan from Reserved Matters Approval for Sect 106 buildings.



- P/2016/0880
GRANT OF PLANNING PERMISSION
Erection of Class B2 industrial building of 6,000 sqm floor space to include parking, external lighting, hardstanding and circulation space (proposal/ description amended 8 September 2016) at Land Off Woodview Road & Torbay Business Park Paignton TQ4 7HP

This the Detail Planning Approval for Graphic Controls Manufacturing Unit. Currently under construction.



Extract of Site plan from Detail Planning Approval for 6000m2 Manufacturing unit for Graphic Controls.

- P/2017/1042



RESOLUTION TO APPROVE

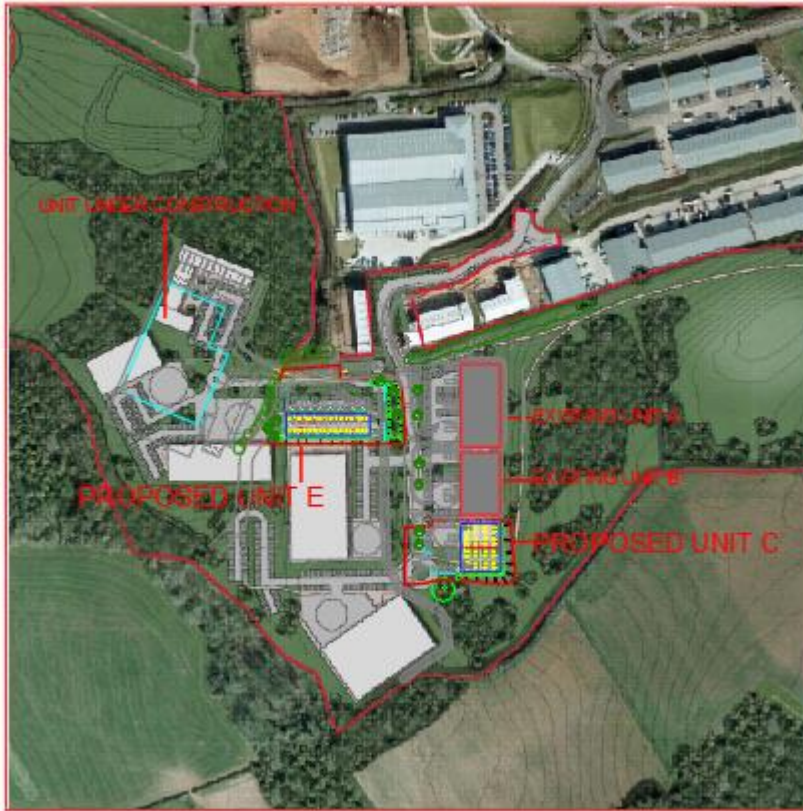
Construction of two Use Class B2 industrial manufacturing units, to provide 2255.9m² (GIA) of floor space, external lighting, circulation space, car parking and hard standing.

This application is for two Class B2 industrial buildings designed to be able to be split. Unit C is 1114m² designed to allow splitting into 2, Unit E is 1140m² designed to allow splitting into 8 business start up units.



Extract of Site plan from Detail Planning Application for 2255m² Class B2 industrial units.





Artist impression of proposed unit E, eight business start-up units

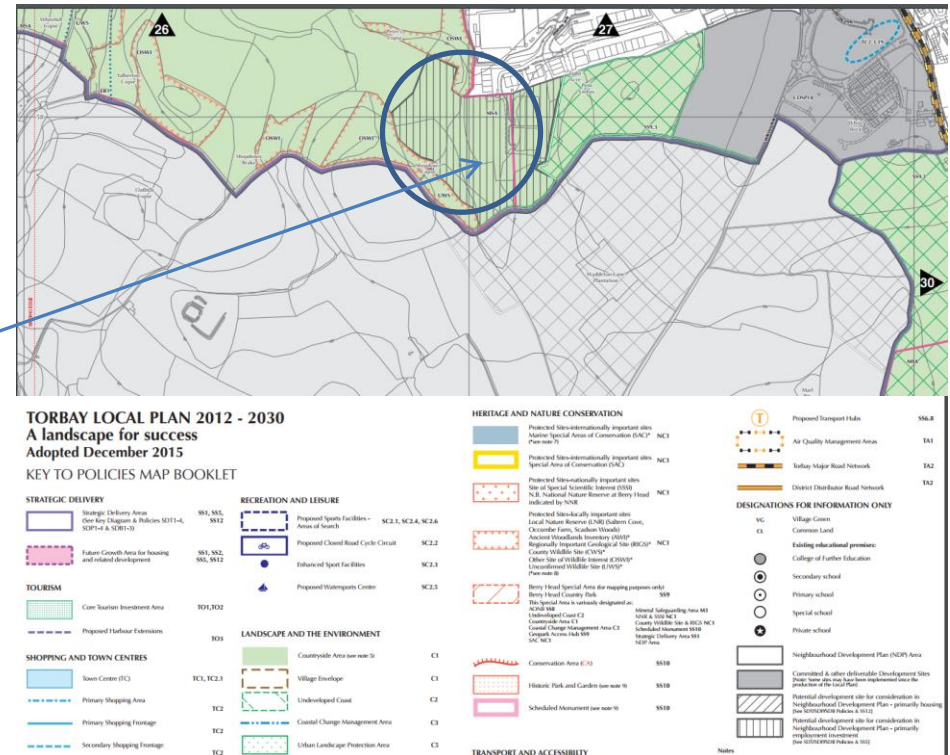
Extract of Coloured Masterplan overlaid with present and previous approvals



3.0 Torbay Local Plan

Para 5.3.1.3 Paignton Strategic Policy Area of the Adopted Local Plan 2012-2030 states the Council identifies a minimum need of 30,100m² of employment space, comprising 16,300 m² of Use Class B space. The plan identifies a range of spaces for employment. These include sites identified as possible Neighbourhood Plan employment sites which within table 27 includes Ref; PNPE8 White Rock.

PNPE8



Extract of Local Plan Policy map sheet 29 identifies The Western Bowl as Potential development site primarily employment.



4.0 The Paignton Neighbourhood Plan

Within the submitted Paignton Neighbourhood Plan Policy PNP1-Area Wide Policy. It states;

In all parts of the Paignton Neighbourhood Plan Area a balanced delivery of growth, biodiversity enhancement and more sustainable means of travel will be supported by:

More jobs: Priority will be given to securing job led growth by supporting a net increase in permanent full time well paid jobs through: a) more intensive use of existing employment locations to achieve 'spaceless' growth; b) new employment development on sites able to meet infrastructure needs and biodiversity enhancement; c) taking particular advantage of the scope for jobs engaged in decentralised locations that reduce travel needs, involve new technologies, and will assist moving towards a low carbon economy.

Furthermore Policy PNP21-White Rock and nearby areas states;

To secure job led growth and improved economic prosperity in a sustainable manner priority will be given in the White Rock and nearby areas northward to development proposals that:

a) secure the provision of new employment opportunities to keep pace with new home opportunities already achieved;

b) encourage major employer organisations to invest and move into the area; c) involve new technology developments such as high-tech engineering, research, renewable energy, energy efficiency and energy conservation;

The recent developments within the Western Bowl (PNPE8) are already contributing to these requirements. The relocation of Japanese owned Graphic Controls, for example, will bring an initial 40 jobs to Paignton when they commence operations from their new facility in May 2018. This will increase to circa 100 during the first few years as they centralise European activities and increase production from the new site.



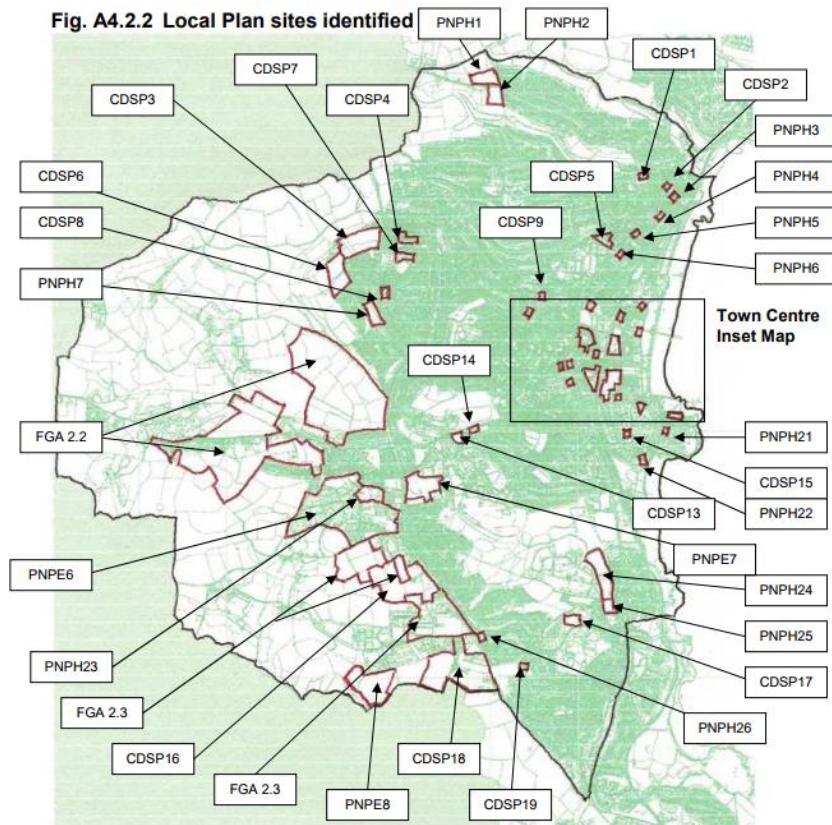
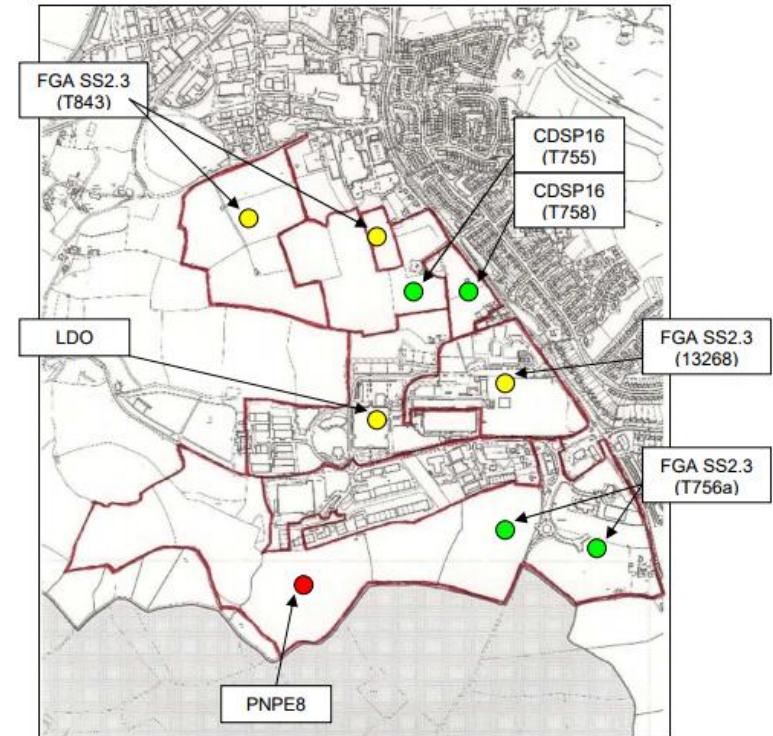


Figure 7.14 Identified sites Yalberton to White Rock Area



Extract of Plan from Basic Conditions statement indicating the location of identified employment area PNPE8-Whiterock

Extract of Plan from Submitted Paignton Neighbourhood Plan identifying PNPE8-Whiterock employment area



5.0 Ecology

The site at White Rock is clearly identified as being suitable for consideration for further employment use, in line with the principle of development established by the implemented Outline Planning Approval dated April 2013 for the wider White Rock Mixed use development. The Paignton Neighbourhood Plan recognises that the site as having ecological value. Although the site is neither in nor adjacent the South Hams Special Area of Conservation (SAC), it is within the sustenance zone of the Berry Head component of the SAC, and hence the Neighbourhood Plan gives specific guidelines to provide adequate mitigation to accompany any future development.

Appendix 11g- of the Submitted Plan lists the Statutory Bodies that were consulted and sets out their response. The response set out by South Hams SAC states that by following a similar approach to the applications previously submitted in the area. It should be possible to provide adequate mitigation for any new development.

Midas Commercial Developments Limited through their previous applications (listed above) together with their specialist Ecological Consultants have produced extensive Ecological surveys and monitoring of the whole of the development area described as PNPE8, and continues to do so.

6.0 National Planning Policy Framework (2010)

The National Planning Policy Framework (the "Framework") sets out the Government's planning principles and policies for England and how these are expected to be applied. The Framework is an important material consideration in planning decisions. Paragraph 14 of the NPPF introduces the 'presumption in favour of sustainable development' and with relevance to making decisions on planning applications it states that:

The Framework is focused on ensuring that planning creates the right environment for economic growth. At paragraph 20, it is stated:

"For decision-taking this means:

- *approving development proposals that accord with the development plan without delay"*

"To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century."



7.0 Conclusion

The site is located on the western edge of Paignton to the west of Brixham Road (A3022), approximately 1.7 miles/2.8 km south west of the town centre and Paignton Railway station. The site lies to the immediate south west of the existing Torbay Business Park. The site does not contain or form part of any statutory designations (e.g. Areas of Outstanding Natural Beauty and Sites of Specific Scientific Interest). Although it is recognised that it is adjacent to the South Hams SAC. Brixham Road (A3022) provides good road access to Paignton, the rest of the Torbay towns and the wider highway network (A380/A385/A38) to Newton Abbot, Totnes and Exeter.

In terms of surrounding uses, there are light industrial and general business uses within Torbay Business Park to the immediate north east and there is the educational use of South Devon College beyond this. To the east there are a mix of uses fronting Brixham Road (A3022), including public house, hotel, supermarket and residential properties. A mixture of agricultural land and woodland is found to the immediate south and south west.

The site is well contained within the landscape, being within a bowl landscape feature, with limited views in and out of the site.

The identified site has already been partially developed, with further construction currently taking place, all in accordance with previously granted planning consents. Infrastructure is in place to support development of the rest of the site.

As an extension to the existing Torbay Business Park and within the boundaries of the White Rock mixed use Outline Approval P/2011/0197/MOA this a highly sustainable location for the purposes of further employment use development within Paignton.

For the reasons set out in this representation, we would move to support, and request, the inclusion of PNPE8-White Rock area (as identified in the submitted Paignton Neighbourhood Plan and the adopted Torbay Local Plan for future employment use) as an allocated site within The Paignton Neighbourhood Plan.

