

## neighbourhood plans

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**From:** Lang, Susanne  
**Sent:** 15 December 2017 09:56  
**To:** neighbourhood plans  
**Subject:** FW: Re: Affordable Housing Comments for all three Neighbourhood Plans  
**Attachments:** Torquay Neighbourhood Plan AH Comments Dec 17.xlsx; Paignton Neighbourhood Plan AH Comments Dec 17.xlsx; Brixham Peninsula Neighbourhood Plan AH Comments Dec 17.xlsx

Dear Sir/Madam,

Please see attached TDA comments on behalf of Torbay Council, in relation to Affordable Housing for each Neighbourhood Plan. This is in relation to the requirement for additional representation needed by 9am Monday 18<sup>th</sup> December.

Best regards  
Susanne

### Susanne Lang

Housing Delivery Officer

TDA  
Tor Hill House  
Union Street  
Torquay  
TQ2 5QW

**Tel:** 01803 208066

**Fax:** 01803 207511

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**AH Comments on Policy Document - Paignton Neighbourhood Plan**

Policy Number/Section	Page ref	Summary response/issue (support, object, changes)
Tabel 8.1	96	Due to the acute level of housing need (over 1,000 households on the waiting list for affordable housing) and to ensure that Torbay is a sustainable place to live and work TDA on behalf of Torbay Council would have to raise objections to the lack of residential schemes that have been proposed in the Neighbourhood plan. It is unclear how the Paignton SDP1 - NP total figure of 3,080 homes was arrived at or that the strategy would deliver the Local Plan Policy number of 4,290 homes in Paignton. The lack of sites that have been identified will directly limit Affordable Housing delivery in Paignton and will result on a larger number of households on the Devon Home Choice waiting list and will limit the choice significantly for working people on low incomes.
Table 8.1	96	Sites SDP3.1 and SDP3.3 show on the table as delivery post 2025/26, we would object to the dlivery timeframe for both these sites, both are unencumbered and from a delivery timeframe we believe they should both be in year 0 - 5. Likewise with site SDP3.2 we would object to the delivery timeframe of 2027 and would also like to see this in years 0 - 5.
PNP13 -Housing opportunities within the Town Centre	45	<i>To help ensure the additional homes meet local needs and remain occupied throughout the year, formal agreement will be required on the grant of planning permission that restricts first occupation to purchasers or tenants who have lived in Torbay for more than 5 years, work in Torbay, or can demonstrate a confirmed offer of employment within torbay'. Whilst it is encouraging to see the support for town centre regeneration there is some concern with regards to policy PNP13 part C. By creating an occupation restriction this could have an impact on housing supply and build which would result in insufficient supply of the right size and type of housing and so TDA on behalf of Torbay Council would have to object to this policy and the limitations that this sets. Furthermore this conflicts with the Council's 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.</i>
Annex 1 A local food - policy PNP1	20	<i>The establishment of community local food hubs at Little Blagdon Farm (and Farmhouse) and Great Parks delivered by Community Scheme'. TDA on behalf of Torbay Council wish to object to the proposals for Little Blagdon Farm and Great Parks. Within the Collaton St Mary masterplan the Little Blagdon site is shown as vehicular access for the wider residential development. To use this site as an alternative use suggested could cause substantial issues with regards to the wider scheme.</i>