
From: Mike Harris (redacted)
Sent: 21 June 2018 11:08
To: NP Programme Officer
Cc: Future Planning; Luscombe, Adam
Subject: Brixham Peninsula Neighbourhood Plan - Comment on BPNP Forum response to Examiner questions
Attachments: 15230_T_180621_BPNP re Waterside Quarry.pdf
Importance: High

Dear Tom

Please see attached letter to the Examiner in respect of the BPNP response to her earlier questions.

I trust that you will be able to forward these for consideration. I have intentionally signed electronically to ease upload to the website.

Kind regards

Mike

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TOWN PLANNING

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21st June 2018
15230_T_180621

Ms McCann, Examiner
c/o Programme OfficerNPPProgrammeOfficer@plymouth.gov.uk

Dear Ms McCann,

Brixham Peninsula Neighbourhood Plan

We write with respect to the answer provided to you by the Brixham Peninsula Neighbourhood Plan Forum (dated 18th June) to your earlier questions.

Whilst we respect that this is your examination within which you need to balance a range of issues, we consider that it is appropriate and important to write at this time to clarify some matters.

Firstly, whilst we continue to review the submitted responses from the Forum, it remains clear to us that the evidence base underpinning the proposed allocation of land at Waterside Quarry continues to be less than clear.

The Forum response makes reference to survey work and project level assessment under the HRA regime yet fails to submit this. We have noted previously that, given the significance of the potential for impacts to arise from development in the wider area, if you are to be able to come to a judgement on the Plan we consider it is imperative that this detail is submitted and placed in the public domain for appropriate review, testing and comment.

This specific site is in our minds, symptomatic of many allocations in the Plan. This plan, as we have submitted, has a strategic responsibility to deliver upon a level of growth identified within the adopted Local Plan.

The ability for sites to deliver, in the general NPPF context (i.e. the tests in NPPF 47) is key to ensure that Torbay is able to demonstrate a 5 year housing land supply. This point has been made previously both on this and the proposed Paington plan, by ourselves and the Council.

We understand that you are potentially at a very late stage in forming your judgement on the Plan. However, in light of the potential implications in respect of both non-compliance with EU legislation and with the strategic direction of the Local Plan and the NPPF, we consider that it is important that:

- firstly, the above referenced material is submitted and made public for further consideration; and,
- secondly that a forensic consideration of the ability for sites to deliver, mindful of the EUJ position in People Over Wind, is undertaken.

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We hope that you are able to give due consideration to these late representations given the potentially significant issues that they identify.

Yours sincerely,

M. Harris

Mike Harris, MRTPI
Senior Associate Town Planner
For
STRIDE TREGLOWN LIMITED

cc. Adam Luscombe, Torbay Council