

3 November 2017
15230_T_171103_Application Cover Letter

FAO Helen Addison
Development Management
Torbay Council

Dear Mrs Addison

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
SUBMISSION OF PLANNING APPLICATION IN RESPECT OF LAND KNOWN AS INGLEWOOD, BRIXHAM
ROAD, PAIGNTON - PLANNING PORTAL REF. PP-06497231**

Stride Treglown have been appointed by Abacus Projects/Deeley Freed Estates (AP/DFE) to submit an application seeking outline planning permission for the development detailed below.

Outline application for residential led development of up to 400 dwellings (C3) together with the means of vehicular and pedestrian/cycle access together with the principle of a public house (A3/A4 use), primary school with nursery (D1), internal access roads and the provision of public open space (formal and informal) and strategic mitigation. Details of access to be determined with all other matters reserved.

The application represents the culmination of a number of years work. AP/DFE have been actively engaged in promoting the site, formerly through the preparation and examination of the Torbay Local Plan (subsequently adopted December 2015) and latterly through the preparation of this application.

The application is based on robust technical assessment and reporting work undertaken over a number of years. In support of this process we requested the Council adopt an Environmental Impact Assessment Scoping Opinion in accordance with the provisions contained within The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). The Council's adopted Scoping Opinion has informed the assessment work undertaken and the production of the Environmental Statement which accompanies the application. Whilst some technical matters have not been required to be considered through the EIA process, they were referred to within the adopted Scoping Opinion and consideration has been given to the advice provided; where relevant, standalone technical reports have been submitted.

Whilst work has been ongoing for a number of years, during which time representatives of Stride Treglown and AP/DFE have engaged with the Council on the principle of the project, during the course of 2017 the project team have been engaged in active discussions with key stakeholders, including Council Officers. A Planning Performance Agreement was signed with the Council in January 2017 to facilitate this process.

As part of the engagement process, we have participated in a number of pre-application meetings and workshops with a range of Officers. In July 2017, a presentation was made to Elected Members to

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provide a briefing on the emerging application and the issues being addressed together with seeking feedback on the political position. We also presented to the Design Review Panel and have considered their advice; this is discussed in detail within the Planning, Design and Access Statement.

In addition to engaging with Council Officers, we have sought advice from Natural England via their Discretionary Advice Service. A meeting was held in September 2017 to discuss a draft package of assessment work, mitigation proposals and management/monitoring tools. Formal advice was provided which offered support to the approach taken towards the ecology and landscape and visual impact assessment work streams. This is discussed in more detail in relevant reports.

In recognition of the unique role which the proposed Neighbourhood Plans play locally in delivering the strategic aims of the adopted Local Plan, we have engaged with the preparation process of both the Brixham Peninsula Neighbourhood Plan and the Paignton Neighbourhood Plan. Whilst the plans are still progressing through the statutory process, we have held meetings with representatives of both groups to present our views on the approach being pursued. As it stands, both plans are yet to proceed to examination however at this stage we remain of the opinion that they are flawed, particularly that the Paignton Neighbourhood Plan fails to conform to the NPPF and adopted Torbay Local Plan (2012-2030).

As noted, this application is made in outline form with all matters except for the means of providing access to the site from Brixham Road reserved for later determination. However, as noted, there has been extensive technical work undertaken in order to establish and demonstrate the development capacity of the site and particularly the ability for impacts to be mitigated.

With this in mind, whilst the concept masterplan which is provided with the application is indicative only, the principle of development being able to be accommodated within the site including appropriate on and off site mitigation features is established. The approach taken to assessment and the design approach that has been adopted (including ecology and landscape mitigation embedded from first principles) ensure that the Council can consider the application to be suitably robust so as to approve the application. In order to secure these principles, an Urban Design Framework document is submitted with the application.

The following plans and documents are submitted in support of this application:

- Plans
 - 15230_P_001_Rev B Application Red Line Boundary;
 - 0734-018 REVA On-line widening Brixham Road;
 - 0734-029 REVA Southern Crossing;
 - 0734-040 REVA Long Road Improvements;
 - 0734-053 Windy Corner Improvements;
 - 0734-055 Shared footway/cycleway; and,
 - 0734-057 Proposed four arm access roundabout.
- Integrated Planning, Design and Access Statement;
- Urban Design Framework;

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- Environmental Statement;
- Landscape and Ecological Management Plan (LEMP);
- Farm Management Plan (FMP);
- Report of Community Involvement (addressing Statement of Community Involvement requirement); and,
- Draft Section 106 Heads of Terms.

In order to aid understanding of the application and to guide consideration of the various documents, we have produced a roadmap which is appended to this covering letter. This has been prepared to provide:

1. A general description of the key documents and matters addressed; and,
2. The location (within documents/plans) of detail on key matters, for instance ecology, highways etc.

The application is submitted via the Planning Portal and is accompanied by this covering letter, the roadmap and site boundary plan. The remainder of the application is submitted on CD as agreed with Council Officers.

In accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, this application is subject to a fee of £43,682.00 based on a site area of 32.17 hectares. This is provided by cheque under separate cover.

In summary, the application documents submitted for determination represent a robust package of technical assessment/reporting and design work which is the culmination of several years' engagement with Torbay Council. Whilst it is recognised that the application is a departure from the Local Plan, the Planning Justification of Case set out in the accompanying Planning, Design and Access Statement demonstrates a robust case to allow the Council to grant planning permission for what would represent a sustainable and positive addition to the Paignton area to meet the needs of current and future generations and support the aims and aspirations for growth set out by the Council.

I trust that this comprehensive submission package enables the swift validation of this application however should you require any further information please do not hesitate to contact me.

Yours sincerely



Mike Harris MRTPI
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For
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