

Inglewood Outline Planning Application - Submission Roadmap

The purpose of this document is to provide an overview of the document package that has been submitted in support of an application for outline planning permission on the site referred to as Inglewood, Brixham Road, Paignton.

As would be expected of a major planning application which constitutes EIA development, a large amount of technical and design work has been undertaken in support of the application. In addition, due to the location of the site, there are a number of known sensitivities that have required detailed assessment and consideration of how mitigation could work in the final scheme.

The tables below serve two specific functions: the first sets out the key documents which have been submitted and overviews the issues covered; the second considers particular key matters that will be considered during determination of the application and outlines the specific documents where detail can be found.

Document	Issues Covered
Planning, Design and Access Statement	The main report covering the scope of the project and the planning application, highlighting: <ul style="list-style-type: none">• Introduction to the project, client and consultant team• Overview of planning context and initial background design work• Consultation work undertaken (also covered within standalone Statement of Community Involvement)• Design matters including masterplan principles, concepts and the finalised design. An overview of the technical work undertaken• The overall planning justification in support of granting permission.
Environmental Statement	EIA Scoping, including: <ul style="list-style-type: none">• Consideration of alternatives• Specific assessments covering: ecology; landscape and visual impact assessment; traffic & transport; noise; and, agricultural land and soils.• Cumulative Impacts
Design Code	Key design parameters to add detail to the concept masterplan and guide subsequent reserved matters applications.

Landscape and Ecological Management Plan	Outlining details of the proposed landscape and ecological mitigation, provided to outline and aid clarity on the deliverability of proposals together with guiding the details to be secured at a later stage (ie at Reserved Matters or detailed design delivery).	
Farm Management Plan	Outlines detailed proposals for changes to the farming regime in respect of onsite and offsite land controlled by the applicant in order to secure the ecology mitigation.	
Draft Section 106 Agreement	Addresses those areas where financial contributions are to be made or agreements entered into to secure the delivery of mitigation, management etc	
Statement of Community Involvement	Details of stakeholder/community consultation/engagement undertaken throughout the pre-application process	
Rapid Health Impact Assessment	Developed from initial Health Impact Assessment (HIA) Screening and discussions with Officers to assess potential health impacts arising from development and, where necessary, details of mitigation proposed.	
Key Matter Overview	Detailed Matter	Document
Ecology	Baseline results and mitigation proposals.	ECiA ES Chapter
	Mitigation proposals	Landscape and Ecological Management Plan Farm Management Plan
Landscape and Visual Impact Assessment	Scope of assessment and agreed viewpoints	1. EIA Scoping Opinion Request 2. Council adopted Scoping Opinion
	Baseline results and mitigation proposals	ES Chapter Standalone LVIA Report
	Potential impact on agreed viewpoints	Technical Appendices, including VVM
Highways	Means of access	Drawing ref 0734-057
	Widening/surface lowering of Brixham Road to north of access point	Drawing ref 0734-018
	Offsite improvements to Long Road junction	Drawing ref 0734-040
	Offsite improvements to Windy Corner	Drawing ref 0734-053

	Assessment of highways impacts arising from development proposals	Environmental Statement
	Principles relating to encouraging modal shift and the take-up of sustainable transport methods	Travel Plan
Flooding	Overview	Planning Design and Access Statement
	Detail Assessment	WB03590
Lighting	Overview	Planning Design and Access Statement
	Detail Assessment	ING-HYD-00-XX-RP-ME-0001
Air Quality	Overview	Planning Design and Access Statement
	Detail Assessment	Torbay, Land South of White Rock J2879 F3
Noise	Overview	Planning Design and Access Statement
	Detail Assessment	6583 Inglewood Noise Impact Assessment - Rev B
Arboriculture	Overview	Planning Design and Access Statement
	Detail Assessment	0377 White Rock P2 Tree Constraints Report 02-17
Archaeology/Cultural Heritage	Overview	Planning Design and Access Statement
	Detail Assessment	Inglewood Cultural Heritage report - Archaedia 1193.2
Ground Conditions/GeoEnvironmental	Overview	Planning Design and Access Statement
	Detail Assessment	WB03590 R2 Final 301116
Agricultural Land Classification	Detail Assessment	ES Chapter
	Detail Assessment	WB03590 R3 Geo 160617
Health Impact and Socio-Economic	Overview	Planning Design and Access Statement
	Detail Assessment	Rapid Health Impact Assessment