

Please reply to: Case Management Team (DM)
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South Hams
District Council



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Carly Perkins
Torbay Council
Spatial Planning
Electric House
Castle Circus
TQ1 3DR

Our ref: 3885/17/ALA
Date: 4 December 2017

Dear Sir/Madam

Reference No: 3885/17/ALA

Proposal: Neighbouring authority consultation - 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. The proposal includes amendments to Brixham Road, Long Road junction and Windy Corner junction (**Torbay Council ref. P/2017/1133**)

Location: Land to the South of White Rock, Adjacent to Brixham Road, Paignton

Dear Carly,

Thank you for your request for comments in relation to the proposed development at the above named site.

Ecology

The proposed development may have implications for South Hams Special Area of Conservation and therefore advise that Torbay Council obtain specialist ecological advice with respect to discharging its obligations relating the Habitats Regulations.

Landscape

Having reviewed the application and comments of the South Devon AONB Manager, an objection to the proposed development is similarly made as a result of the residual, adverse, harmful impacts on the landscape character and visual amenity, including those upon the South Devon AONB.

Officers concur with the objection being raised by the South Devon AONB Unit for the reasons set out within their consultation response, notably the harmful residual impact of the proposed development at Whiterock adversely affecting the special qualities of the AONB and its setting, which is contrary to the principal policies of the protected landscape and fails to conserve and enhance the rural setting to the South Devon AONB. Due consideration has been given to South Hams District Council landscape policies (C09 and DP2) and the South Devon AONB Management Plan and the policies within the National Planning Policy framework which includes, in particular, paragraph 115 which

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requires that “*great weight should be given to conserving landscape and scenic beauty in ... AONBs which have the highest status of protection in relation to landscape and scenic beauty.*”

Minerals

The proposed development falls within a Minerals Safeguarding Area therefore I recommend that you consult with Devon County Council as Mineral Planning Authority in this respect.

In conclusion, the proposal relies heavily upon a range of landscape mitigation measures, however South Hams District Council supports the carefully considered view of the South Devon AONB Unit that even with those measures and the controls which can be achieved through implementation of the suggested planning conditions, the development would result in an unacceptable level of residual harm to the South Devon AONB, a material planning consideration which national planning policy states should be given great weight in the planning balance.

Yours faithfully

Kate Cantwell
Senior Specialist
Development Management – South Hams District Council