

Ms C Perkins
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4 December 2017

Dear Ms Perkins,

P/2017/1133/OUT “Inglewood”, Land to the South of White Rock, West of Brixham Road, Paignton

I write in regard to the above application. You will be separately aware that we have been in on-going dialogue with the applicant and their client team.

I wish to lodge Stagecoach's support for the application. This is not lightly or casually advanced. Typically the company will neither object nor support, except in the most exceptional of circumstances, especially when a proposal is a departure from a recently-adopted Development Plan.

In this instance Stagecoach is of the view that the site, and the proposals, are very sustainably located compared to reasonably credible alternatives that are achievable and deliverable in the near term. This includes the major sites already allocated in the Local Plan, intended to meet the housing needs of the Authority. We note that to date, the great majority of the housing quantum anticipated from these sources has yet to be commenced, much less delivered.

We have worked with the applicant to ensure that the site will be served with a regular bus service, that will also serve to enhance the travel choices available to committed and existing development in the immediate vicinity helping to reduce dependence on personal car use in a wider area. The site is also well within walking and cycling distance of significant local destinations including South Devon College, as well as having its own Primary School. As such, the impacts of development in terms of traffic generation can be expected to be significantly less than would likely be the case otherwise.

At a time when Government is seeking to significantly boost the supply of housing, and when delivery of affordable housing in particular remains a challenge for all Councils, including Torbay in particular, it is most important that development is focused on locations that are sustainable, or can be made sustainable, as required by the National Planning Policy Framework at paragraph 14. We believe that the applicant has demonstrated through its proposals that this site represents such a

location, and is otherwise compliant with the other Policies in the NPPF read as a whole.

In view of this we would respectfully suggest to the Council that the proposals should be approved without delay.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'Nick Small', with a large, sweeping underline.

Nick Small
Head of Strategic Development and the Built Environment (South)