

**Torbay Local Plan- A landscape for success: The Plan for Torbay 2012-32 and beyond
Schedule of representations By Organisatio/Name (Alphabetical)**

Consultee ID	File No.	Person / Organisation
817400	P3	English Rivera Tourism Company
817459	P2	Heart of the South West Local Enterprise Partnership
438366	P5	South Devon AONB Unit
843212	P4	Torbay Coast and Countryside Trust
830126	P1	Torbay Development Agency
481214	P6	Torbay Local Access Forum

817400

Pickhaver, David

From: Custerson, Carolyn
Sent: 17 April 2014 14:44
To: Planning, Strategic
Cc: Steward, Pat; Turner, Steve
Subject: ERTC/CC Feedback - RE: Torbay Local Plan - Publication of the Proposed Submission Plan (Mon 24 Feb - Mon 7 April)

Importance: High

Hello David,

Thank you for chasing me, all been a bit silly my end with the weather/train challenges for the last 3 months.

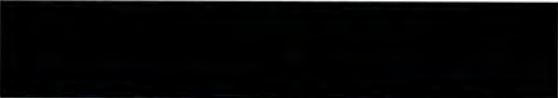
I am really pleased with the tourism section in the proposed plan and would like to congratulate everyone concerned, masses of work!

Couple of tiny things to feedback:

1. I would like to see text references for the need for **year round** , high quality development (Part 6, number 2) as the resort is still far too seasonal and that is holding back our growth potential. The benefit of all the new developments planned are that they will be open year round, which means year round jobs and the ability to grow our off peak occupancy rates which is currently very difficult with so many of the smaller lifestyle operators choosing to close and keep under the £77k VAT threshold.
2. My other point is your reference to Green Tourism, which to be honest is now an outdated term with 'Sustainable Tourism' being the more modern version and this is mentioned in your opening paragraph.

Regarding Corbyn Apts why don't you push the boundary so they are in a CTIA?

Kind Regards
Carolyn Custerson
Chief Executive Officer
English Riviera Tourism Company Ltd (ERTC)
Chairman of Visit Devon
5 Vaughan Parade
Torquay, Devon, TQ2 5JG
ERTC switchboard: 01803 296296



www.englishriviera.co.uk (consumer site)
www.englishrivieratourism.co.uk (B2B site)
www.englishrivieraimages.co.uk (Official Image library)





From: Planning, Strategic
Sent: 11 April 2014 12:47
To: Planning, Strategic; ERTCenquiries; Custerson, Carolyn
Cc: [REDACTED]
Subject: RE: Torbay Local Plan - Publication of the Proposed Submission Plan (Mon 24 Feb - Mon 7 April)

Dear Carolyn

I hope you're well. We do not appear to have received a response from the ERTB on our recent consultation on the Torbay Local Plan. Please see email below for details. [TorbayLocalPlanProposedSubmissionPlan.pdf](#) The Tourism policies (TO1-TO3) are on pages 96-104 of the Plan.

The deadline is now passed, but we can still consider comments if you want to email them. If you do wish to make comments, please can we receive them by Thursday 17th April.

We have had a couple of comments about the boundaries of CTDI (especially about the Corbyn Apartments), which we will contact you about separately. However, in the meantime, any general comments would be welcome.

Please contact myself or my colleague Steve Turner (01802 208812) if you have any queries.

Thanks
Best Regards
David

David Pickhaver
Senior Strategic Planner,
Strategic Planning and Group,
Spatial Planning
Environment and Place
Torbay Council
Postal address: Electric House, Castle Circus, Torquay, TQ1 3DR
Tel: 01803 208814
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From: Planning, Strategic
Sent: 21 February 2014 10:45
To: ERTCenquiries
Subject: Torbay Local Plan - Publication of the Proposed Submission Plan (Mon 24 Feb - Mon 7 April)

Dear Carolyn Custerson,

Pickhaver, David

From: Janet Powell [REDACTED]
Sent: 17 April 2014 09:20
To: Planning, Strategic
Subject: RE: Torbay Local Plan - Publication of the Proposed Submission Plan (Mon 24 Feb - Mon 7 April)

Dear David

Having had a member of our LEP Management team for Infrastructure review Torbay's Local Plan we can comment as below:-

The Plan's aim to create jobs to mirror job creation under the 'boom' years (between 1998 and 2008) is to be lauded, and fits in well with the SEP's aspirations for economic growth. The Plan also includes specific policy on the marine economy and so aligns itself with the SEP's priority for growth, that is "capitalising on our distinctive assets" through supporting specialist marine sites. This is of course set amidst other policies, which set the direction for economic recovery and success.

Torbay's Plan sets out to deliver 400 to 500 new homes (and 250 – 300 new jobs) per annum to support growth ambitions, acknowledging that growth may be at the lower end of the scale as the economy recovers. This, along with related policies on infrastructure and employment facilities, aligns itself well with the SEP's objectives for unlocking housing growth.

Therefore from a strategic point of view the LEP is supportive of Torbay's local plan.

Kind Regards

Janet Powell
Executive Assistant

Heart of the South West Local Enterprise Partnership

M: [REDACTED]
E: [REDACTED]
W: heartofswlep.co.uk

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From: Planning, Strategic [<mailto:Strategic.Planning@torbay.gov.uk>]
Sent: 11 April 2014 12:14
To: Planning, Strategic; Janet Powell; Chris Garcia
Subject: RE: Torbay Local Plan - Publication of the Proposed Submission Plan (Mon 24 Feb - Mon 7 April)

Please read the Council's email disclaimer notification which is located at the end of the email message.

Dear Chris or colleague

We do not appear to have received a response from the LEP on our recent consultation on the Torbay Local Plan. Please see email below for details. [TorbayLocalPlanProposedSubmissionPlan.pdf](#)

The deadline is now passed, but we can still consider comments if you want to email them. If you do wish to make comments, please can we receive them by Thursday 17th April.

Please contact myself or my colleague Steve Turner (01802 208812) if you have any queries.

Thanks

Regards

David

David Pickhaver
Senior Strategic Planner,
Strategic Planning and Group,
Spatial Planning
Environment and Place
Torbay Council
Postal address: Electric House, Castle Circus, Torquay, TQ1 3DR
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From: Planning, Strategic
Sent: 21 February 2014 10:46
To: 'info@heartofswlep.co.uk'
Subject: Torbay Local Plan - Publication of the Proposed Submission Plan (Mon 24 Feb - Mon 7 April)

Dear Mr Chris Garcia,

Torbay Local Plan - A Landscape for Success: The Plan for Torbay - 2012 to 2032 and beyond
Publication of the Proposed Submission Plan

Your consultee identification number is - **817459**

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council wishes to notify you that it is publishing the above Development Plan Document prior to submission to the Secretary of State for Independent Examination.

Views are invited specifically on matters concerning legal compliance, soundness and the duty to co-operate relating to the Proposed Submission Plan (the Plan), which will be published for a six week period from **9.00am Monday 24 February to 9:00am Monday 7 April 2014**. A Sustainability Appraisal (incorporating Strategic Environmental Assessment requirements) and a Habitats Regulations Assessment (HRA) have also been published and are available for comments.

The Plan is a revised version of the Local Plan Consultation Draft consulted on in September 2012. The Plan and accompanying documents, including a **Statement of Representations Procedure**, can be viewed from Monday 24 February online at www.torbay.gov.uk/newlocalplan, at the Council's planning offices and in all Torbay libraries and Connections Offices during normal opening hours.

Torbay Council will be using an **online consultation portal** and **we would strongly encourage you to use this system** to make representations as it the most efficient way in which to comment on the Local Plan. Alternatively, you should submit comments in writing via letter or e-mail preferably using a representation form (available to download via the website) which will ensure you provide all the information necessary for your response to be valid. Copies of the response form can be posted to you on request. It would be helpful if you could include your Consultee ID in your response

Please note that comments cannot be treated as confidential. Your comments will be published with your name as part of a public document and made publicly available on the Council's website.

Limited complementary hard copies of these documents are available on request. There may be a charge for additional copies of documents – please see details on the website.
Please contact the Strategic Planning Team if you have any queries.

Yours sincerely

Steve Turner
Team Leader - Strategic Planning

Strategic Planning Team
Spatial Planning
Place and Resources
Torbay Council
Electric House (2nd Floor)
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Torquay TQ1 3DR

Tel: 01803 208812

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Pickhaver, David

From: Antrobus, Lisa
Sent: 06 April 2014 15:39
To: Planning, Strategic
Subject: UNCLASSIFIED: Consultation Response to the Local Plan - Submission Document

Please find below the representation for the Torbay Local Access Forum, consultee identification number 481214.

This representation constitutes formal advice from Torbay Local Access Forum. Torbay Council is required, in accordance with section 94(5) of the Countryside and Rights of Way Act 2000, to have regard to relevant advice from this forum in carrying out its functions.

The Local Access Forum met on 1 April 2014 and considered the "A Landscape for Success – The Plan for Torbay to 2032 and beyond" Development Plan Document – new Torbay Local Plan, a draft of which they had previously been consulted upon. Members were very impressed and supportive of the submission plan which they felt was sustainable and contained enhanced policies. Members were particularly pleased to note that their previous comments had been reflected in Policy SS6.

If an opportunity arose for further amendments the Local Access Forum would propose an amendment to 4.3 Aspiration 2: Achieve a better connected, accessible Torbay and essential infrastructure, paragraph 4.3.6, the last sentence currently reads:

"There will be an increasing need for renewable energy and micro-generation as replacements for fossil fuels."

Members suggested the following amendment (in bold):

There will be an increasing need for **micro-generation** and **renewable energy** as replacement for fossil fuels, **however such alternative energy sources should not have a significant adverse impact on the access landscape.**

In suggesting this amendment, Members were mindful of the impact that renewable energy projects can have on access and landscape with many examples in South Hams impacting upon the landscape of Torbay and vice versa.

However, overall Members were very supportive of the submission plan and hoped the plan would be approved without delay.

Kind regards

Lisa Antrobus

Secretary to the Torbay Local Access Forum

Pickhaver, David

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Kind regards

Lisa Antrobus

Secretary to the Torbay Local Access Forum



438366
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T: 01803 861384
E: enquiries@southdevonaonb.org.uk

Torbay Local Plan
Strategic Planning Team
Torbay Council
Electric House
Castle Circus
Torquay TQ1 3DR

Date: 16th April 2014

Dear Sir/Madam

Consultation response to Torbay Local Plan 2012-2032: A landscape for success (Proposed submission plan).

Thank you for inviting AONB office comments on the Torbay Local Plan.

General comments

The South Devon AONB Office welcomes the Torbay Local Plan submission document. I consider the content to be comprehensive, thorough, and well balanced. I find the document accessible and clearly presented.

It is pleasing to note that many of the comments and suggestions I made to the earlier consultation draft (in my letter of December 2012) have been taken into account in the current version.

The balance of the Plan

The clear statement of intent from the outset of the Plan to promote growth in a way that respects environmental capacity (eg section 1.1.7ff) is strongly supported.

The intention to provide very strong protection for and enhancement of the AONB is welcomed (section 2.3.1, p16, and aspiration 3)

Policy SS8 Natural Environment

I welcome the clear and robust policy statement for the natural environment and in particular for the AONB and its setting, contained in SS8.

The reference to the AONB Management Plan (s 4.4.6) is welcomed.

Minor alterations to the wording of SS8 subsection 1 are proposed:

The wording “the conservation of the natural landscape and scenic beauty, biodiversity and geodiversity.....” should be changed to “the conservation of landscape and scenic beauty, biodiversity, geodiversity and cultural heritage.....” to better reflect the wording in the NPPF and the fact that the landscape is generally not natural.

The wording of the final phrase “and the extent to which impacts could be moderated” should be altered to read “and the extent to which any harmful impacts could be moderated” (as there would be no need to moderate beneficial impacts).

Policy SS9 Green Infrastructure

The policy is welcomed and supported. In particular, the management and improvement of critical green infrastructure such as the South West Coast Path corridor, is strongly supported. The reference to exploring opportunities for additional Geopark access hubs (section 4.4.15) is supported.

Policies and proposals for Brixham and surrounding area

The policies and proposals set out for Brixham and the adjoining AONB are generally supported, in particular the commitment to conserve and enhance the AONB and other environmental assets set out in policy SDB3 and section 5.3.2.1, and the recognition that opportunities for new development are constrained and will require particular care in their delivery.

Some specifics relating to the Wall Park Future Growth Area: presumably the note referring to Wall Park in the right hand column of table 5.18 belongs in the line below and relates to SDB3.2 rather than SDB3.1. I find the reference to development there being “brownfield development only unless there are significant benefits from development of a larger area” ambiguous, not least because there is no indication of what kind of benefit the Council has in mind – does this mean environmental benefit, or a benefit of providing additional housing? I would like to see this clarified, and indeed the parts of the Wall Park site closest to the coast (the “greenfield” parts) safeguarded from development, in fulfilment of Local Plan section 5.3.2 (“new development should include drawing back development from the AONB”). I would also like to see this reflected in the interactive proposals mapping, with those greenfield parts of the Wall Park site incorporated within the defined “countryside area” and “undeveloped coast” area, and removed from the “future growth area for housing” boundary.

Other policies

The AONB office notes and welcomes a range of other policies, in particular

- C2 (undeveloped coast)
- C3 (coastal change management)
- C4 (trees, hedgerows etc)
- NC1 (biodiversity and geodiversity)
- HE1 (historic environment).

Please do not hesitate to contact me if you require further clarification. Yours sincerely



Robin Toogood, AONB Manager

General notes.

1. *This response presents the views of the AONB Manager. It does not necessarily represent the views of member organisations of the wider AONB Partnership Committee, some of which may be involved in making their own separate representations.*
2. *This response is based on the policies and objectives of the statutory South Devon AONB Management Plan.*

Pickhaver, David

From: Turner, Steve
Sent: 07 April 2014 09:29
To: Planning, Strategic
Subject: FW: Local Plan comments - TCCT
Attachments: consultation comments on Local Plan 03.pdf

Steve Turner
Team Leader - Strategic Planning

Strategic Planning Team
Spatial Planning
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From: Alex Scholefield [<mailto:> 
Sent: 03 April 2014 15:54
To: Turner, Steve
Cc: Brooks, Tracy; Damian Offer; Huggins, Alexis
Subject: Local Plan comments - TCCT


Dear Steve,

Firstly, I would like to congratulate you and your team for the hard work that has gone into the local plan and the value that has been put on the natural environment.

Please find our response to the consultation attached to this email. We were also hoping that you could send us a GIS layer of the areas that have been identified for housing allocation and a list of Trust sites that have been allocated? We would obviously not circulate this.

Many thanks in advance and please do not hesitate to contact us if you need any clarification on these comments.

Best wishes,

Alex Scholefield
Education and Policy Manager
Based at: Occombe Farm
Tel: 

Torbay Coast & Countryside Trust | Occombe Farm | Preston Down Rd | Paignton | TQ3 1RN | Tel: 01803 520022



Torbay Coast &
Countryside Trust

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Head Office: 21 Old Mill Road | Torquay | TQ2 6AU

Registered Charity No. 1077561

Steve Turner
Strategic Planning Team
Spatial Planning Business Unit
Environment
Torbay Council
Torquay



Torbay Coast & Countryside Trust

3 April 2014

Dear Steve,

Re: Torbay Local Plan Consultation

Thank you for giving us the opportunity to comment on the Torbay Local Plan.

Firstly, we are very pleased and strongly support the natural environment being at the heart of this document and that 'to protect and enhance a superb environment' is one of the five aspirations for the Bay. Overall, we would like to congratulate the Council for the natural environment being such strong feature in the plan. We are also pleased to see that the Local Plan references to the Torbay Green Infrastructure Delivery Plan and many elements of the GI plan have been incorporated.

However, our biggest concern is that delivery of Green Infrastructure is not referenced in the delivery and monitoring chapter of the plan. Green Infrastructure is a critical element of sustainable development and should be listed as a key infrastructure requirement. If investment is not put into GI, alongside the built environment, then this plan is not ensuring sustainable development of Torbay. We have provided some more detailed comments below; I hope you find our comments useful.

Page / Policy	Comment
P49	4.4.1 Take out coral formations and replace with important geological formations.
p.50 SS8	<ul style="list-style-type: none">- It is good to see the AONB referenced in the document but I would also expect to see greater reference to protected nature conservation sites including local wildlife sites and key wildlife corridors; with the requirement to protect and enhance the nature conservation value of these sites.- I don't agree with point 3. That the Council may be required to improve management or enhancement of the natural environment if a development impacts adversely upon biodiversity. The word may should be replaced with will and it should be to enhance the natural

	environment and deliver <u>net gain</u> for biodiversity.
p.51/52	- Excellent section about green infrastructure – perhaps here a reference to the Green Infrastructure Delivery Plan would be good under 4.4.16.
p. 120	- Excellent biodiversity and geodiversity section – I would endorse both delivering net gain for biodiversity but also to minimize fragmentation and the importance of wildlife corridors and connectivity between natural areas. - I would also like to endorse 6.3.2.8 and the requirement to seek to improve the number of Local Wildlife Sites in positive management.
P. 151	- it would be worth checking the viability of the Watcombe food hub with the wildlife status of the site.
P174/175	- I am disappointed and concerned not to see any reference to green infrastructure in this section including it not being identified as a key infrastructure requirement. Green Infrastructure is a critical element of sustainable development and should be listed as a key infrastructure requirement. If investment is not put into GI, alongside the built environment, then this plan is not supporting sustainable growth and ensuring sustainable development of Torbay. The plan throughout whole heartedly supports the environment but when it comes to implementation of the plan there is a worrying lack of support for delivery of GI.

Please do not hesitate to contact either Damian, myself, or Alexis Huggins if you would like to discuss any of these comments in more detail.

Best wishes,

Alex Scholefield

Education and Policy Manager

TDA response to the Local Plan Consultation

The Local Plan fits well with the Torbay Economic Strategy and the local regeneration aims.

The objective, as set out in the Torbay Economic Strategy is to create more full time and sustainable employment by encouraging the growth of existing businesses and the creation of new businesses and social enterprises. However, feedback from the business community highlights significant barriers to growth, at times constraining the realisation of this objective.

The proposed Local Plan establishes a new growth plan by which the economic objective can be achieved, it addresses the key constraints to growth, demonstrates recognition of business growth need and sets the framework for future growth. It is also supportive of the growth ambition of the recently submitted LEP Strategic Economic Plan. Together the two documents provide a clear vision for the future of the Bay supporting both our traditional industries and the environment essential to their growth as well as new, higher value employment.

The Torbay Economic Strategy highlights 4 key priorities in order to achieve the overarching objective of business and job growth.

- 1. Driving Business Growth** - developing the building, land and infrastructure to support business growth is essential in supporting new and growing businesses. It is essential that Torbay presents the correct business image to support that growth and further encourage inward investment creating new and better paid jobs. Feedback from the business community shows that the lack of space for expansion is a barrier to growth. Creating the right infrastructure in the right places will unshackle businesses creating the conditions for growth.
- 2. Sustaining the Core Economy** - retaining investment and strength in core sectors of the economy is critical to the economic performance of an area, Torbay is no different. Key to Torbay's core economy are fisheries, tourism, retail and healthcare accounting for a large proportion of employment within the Bay. The Local Plan highlights the need to modernise the town centres, supports a range of marine related projects and initiatives and sets out a spatial framework to support the development of key sectors.
- 3. Raising Skill Level and creating opportunity for all** – the TDA welcomes the commitment to work with developers to improve employment prospects and skills in the local population. A key priority for Torbay and will support the employment prospects and skills of local people.
- 3. Nurturing the Knowledge Economy** - To support business growth and create high value jobs, Torbay is looking to further develop key knowledge based sectors including the High Tech, Health and Marine and supporting the expansion of local higher education provision in order to retain graduates who often relocate to Universities and do not return until later in life. Again, the

spatial framework will enable fulfilment of the Economic Strategy in realising the potential of key sectors by providing the infrastructure to grow.

The recent Business Barometer conducted by the TDA asked businesses what their barriers to growth are. Aside from the economic conditions, which are a global issue, the most important are highlighted below:

- transport infrastructure
- digital connectivity
- mobile connectivity
- skilled employees
- expansion space/suitable premises

The Local Plan has an opportunity to contribute towards addressing these challenges, and support the TDA. It will demonstrate a response to business need, start to erode barriers and stimulate growth.

The Local Plan must be considered alongside the development of the South Devon Link Road. As stated, it is a game changer, which, with the right infrastructure can vastly stimulate economic growth leading to significant job creating investment in Torbay. The Link road will improve access to Torbay so it is essential development is enabled in the right areas to create the correct impression when entering Torbay and providing the right sites for business growth and investment.

The TDA welcomes the Local Development Orders as a tool for stimulating investment and reducing the burden on businesses. This will create the right conditions to revitalise existing employment sites and support inward investment, stimulating further job growth.

The TDA supports the strong focus on town centre regeneration which has seen decline in recent years brought about through growth in on-line retailing and competition from Plymouth and Exeter. The town centres are vital to the local economy, being the hearts of the 3 towns.

Many of the objectives outlined in these Plans aspirations will be key to developing a thriving economy and addressing the low wage, low productivity challenges we currently face. The ambition of the Plan and the vision within this to improve infrastructure and create opportunities will support future delivery of the Economic Strategy and offers the opportunity to secure investment for the future.

The TDA is pleased to support the plan going forward.

Pickhaver, David

From: Turner, Steve
Sent: 07 April 2014 08:53
To: Planning, Strategic
Subject: FW: TDA Representation
Attachments: TDA response to the Local Plan Consultation.docx

Steve Turner
Team Leader - Strategic Planning

Strategic Planning Team
Spatial Planning
Place and Resources
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Tel: 01803 208812
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From: Steward, Pat
Sent: 07 April 2014 08:30
To: Pickhaver, David; Brooks, Tracy
Cc: Turner, Steve
Subject: FW: TDA Representation

Pat Steward
Senior Service Manager - Strategic Planning & Implementation
Torbay Council
Spatial Planning
2nd Floor
Electric House
Torquay
TQ1 3DR
Tel 01803 208811
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View details of, and comment on planning applications at www.torbay.gov.uk/planningonline

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From: Wyard, Carl
Sent: 07 April 2014 08:30
To: Steward, Pat
Cc: Denby, Alan
Subject:

Morning Pat,

Please find attached TDA's response to the Local Plan consultation.

Regards

Carl

Carl Wyard
Economy and Enterprise Manager

Torbay Development Agency
3rd Floor Tor Hill House
Union Street
Torquay
TQ2 5QW

Tel: [REDACTED]

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