**TORBAY LOCAL PLAN**

A landscape for success:

The Plan for Torbay – 2012 to 2032 and beyond

PROPOSED SUBMISSION PLAN (FEBRUARY 2014)

**ERRATA TO SCHEDULES OF PROPOSED MAIN AND ADDITIONAL MODIFICATIONS TO THE LOCAL PLAN**

**Torbay Council – February 2015**

This schedule identifies several minor errata to the Schedules of Main and Additional Modifications, which were published for consultation on 9th February 2015. Changes to these Schedules are shown highlighted. These changes are not considered to go to the heart of the Local Plan, but are published for clarity.

The Council is seeking representations on these Proposed Modifications during the six-week period from Monday 9th February to Monday 23rd March 2015. These documents are available for inspection on the Council’s web site [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan), and at Torbay Council’s Spatial Planning Office (Electric House, Castle Circus, Torquay TQ1 3DR), Council Libraries and Connections Offices during normal opening hours.

**Please note that representations should relate only to the suggested modifications, and not to the Plan as a whole.** They should be sent by email to strategic.planning@torbay.gov.uk or in writing to Local Plan, Spatial Planning, Torbay Council, Electric House (2nd Floor), Castle Circus, Torquay TQ1 3DR.

Please submit comments on the Main Modifications and the Additional Modifications separately, as they will be determined in different ways. Please state the relevant Modifications reference number (e.g. MM1, AM1 etc) when making representations).

If you have any queries, please call 01803 208804. **All comments should be received by 9.00am on Monday 23rd March 2015.** Late comments will not be accepted. All representations received will be made available for public inspection on the Council’s website and submitted to the Examination Inspector. He will consider comments made on the Main Modifications as part of his examination of the soundness and legal compliance of the Plan. The Council will produce for the Inspector a summary of the representations received and a response to the points raised.

Comments made on the Additional Modifications will be considered carefully and determined by the Council.

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| **Errata to Schedule of Main Modifications** |
| **Modification reference** | **Local Plan Policy/para** | **Amended text:** Amended Policy text is set out in **red emboldened underlined text.** New Explanatory text is shown as non-emboldened underlined text. Deleted text is shown as  ~~strikethrough).~~ Errata are shown highlighted  |
| MM7 | SS12  | Revise Policy as follows:**SS12 Five year housing land supply** The Council will maintain a rolling 5 year supply of specific deliverable sites sufficient to meet a housing trajectory of **10,000 dwellings over the Plan period 2012-32.** ~~400 dwellings a year i.e.2000 dwellings over 5 years) made up from 270 a year on committed or identified sites and 130 on windfall sites.~~**The trajectory is:****450 dwellings per year for the period 2012/13 - 2017/18 (+5% required by the NPPF i.e. 473 dwellings per year).** **500 dwellings per year for the period (2018/19 – 2023/24)****525 dwellings per year (minus the 5% brought forward from later in the Plan period if appropriate).** New housing will be monitored to ensure that it is matched by the provision of infrastructure, particularly infrastructure that would support job creation. Five year supply of housing land will be updated annually as part of the Council’s Housing Land Monitor. **Monitoring within the five year period…**(As per Schedule of Main Modifications). |
| MM9 | SDT1  | In final paragraph amend housing numbers in accordance with changes to SS1, SS11 and Table 4.3 (above). Torquay will deliver **a minimum of 37,200 sq m (net) of employment floorspace and** around ~~3,865~~ **4250** new homes, at ~~150-200 new homes per annum~~ ~~and a minimum of 37,200m~~~~2~~ ~~sq m (net) of employment floorspace~~ over the Plan period. The sources and timing of delivery are set out in Tables 5.1 and 5.2 below and Policies SDT2–SDT4 (see also Policy W5). Amend ‘+70 ~~Smalldon Lane~~/Moor Lane’ to ‘+70 Steps Cross/Moor Lane’ |

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| **Errata to Schedule of Additional Modifications (AMs)** |
| **Modification Reference** | **Local Plan policy/para** | **Amended text:**  Amended Policy text is set out inred underlined text**.**  NewExplanatory text is set out in underlined text.Deleted text is shown as ~~strikethrough~~. Errata are shown highlighted  |
| AM16  | Picture 4 key Diagram  | Expand indicative line SDB 3.1 ~~east~~ west towards ~~cover~~ Galmpton. Note that the proposed New Future Growth Area south of White Rock (see Policy SS2 [MM3] and SDB1 [MM12]), falls within Brixham Peninsula Neighbourhood Plan area and is therefore considered within these policies. However, it is adjacent to and partly within SDP3.5 Paignton North and Western Area in the indicative key diagram.  |
| A19A | Policy SS2 | **Future Growth Areas** (note that MM3 relates to the first part of Policy SS2. The mitigation plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and flyway used by commuting GHBs associated with the South Hams SAC. The mitigation plan must demonstrate that development will have no adverse effect on the SAC alone or in combination with other plans or ~~projects~~ developments.Development should have regard to Policy NC1 concerning the need for developer contributions to mitigate the impact of increased recreational pressure on the South Hams SAC. Development will ~~be~~ deliver the following:(i) -(vii) no change (viii) Integrated Green Infrastructure rich in biodiversity to be enjoyed by local people. All major development outside of the established built up area should be within the identified Future Growth Areas. Major development outside of these areas will only be permitted where the site has been identified by the relevant neighbourhood plan or a subsequent development plan document and has first been subject to Habitat Regulations Assessment that has concluded there will be no likely significant effect on the South Hams SAC. Such development proposals will need to take account of the impacts of the proposed development itself and the cumulative impact of development. |
| AM19B | Policy SS2 | AM19 becomes AM19B. |
| AM99 | 4.1.32 | Line 3, amend to: including the seabed, reefs and sea caves. Amend second sentence to:Where harm cannot be avoided by a proposal,and the public benefit it generates overrides the ecological impact, appropriate compensatory measures ~~should~~ will be sought. |
| AM130 | 6.4.1.7 | Amend paragraph as follows: Torbay has relatively few large sites that can be developed and a large proportion of its housing supply has historically arisen from small sites. Accordingly, the Council will seek an element of affordable housing on greenfield sites of ~~3 10~~ 11 or more dwellings, unless they are within the AONB or approved as a rural exception site, when a ~~5~~ 6 dwelling threshold will apply. For brownfield sites ~~of~~ a 15 dwellings threshold will apply.  |

