

TORBAY LOCAL PLAN - A landscape for success: The Plan for Torbay – 2012 to 2032 and beyond

PROPOSED SUBMISSION PLAN (FEBRUARY 2014)

PROPOSED MAIN MODIFICATIONS TO THE SUBMISSION LOCAL PLAN

LIST OF REPRESENTATIONS BY PERSON/ORGANISATION IN TOPIC & ALPHABETICAL ORDER

Consultee ID	File No.	Person /Organisation Consultee	
638322	T11	Nigel	Davies
845042	T12	Anthony	Garlick
900074	T13	Kathy	Uglow (K Luxton)

Pickhaver, David

From: Gunther, Andrew
Sent: 16 March 2015 06:35
To: Planning, Strategic
Subject: FW: Additional information regarding Submission re Sladnor Park
Attachments: img Flood Plain 202003.jpg

FYI

Best regards,

Andrew Gunther
Senior Planning and Public Health Officer

01803 208815

Spatial Planning,
Electric House (2nd Floor),
Castle Circus,
Torquay
TQ1 3DR

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From: Mr Nigel Davies [<mailto:nigelandcassidy@btinternet.com>]
Sent: 15 March 2015 18:30
To: Gunther, Andrew
Cc: Pat Bishop
Subject: Additional information regarding Submission re Sladnor Park

Dear Mr Gunther

Please accept the following planning considerations as an addendum to my original submission "Background and Key reasons for objecting to Sladnor Park being developed".

Also please find attached the "flood plain map showing the water flow and its direction beneath Sladnor Park as referred to in the afore mentioned submission.

The additional following issues are of a more generalistic nature but still impact on the suitability of Sladnor Park as a potential residential housing development:

1 Schools

The nearest infant and junior schools are already oversubscribed and apart from the small village school in Stokenteignhead which falls outside the Torbay catchment area, being in Teignbridge Council Devon. The schools in St Marychurch are already due to be enlarged to accommodate additional pupils in their immediate catchment area and to deal with their increased housing under the Torbay Development Plan even before having to allow for the additional housing requirement. You can only lose car parking spaces and playing fields once before it becomes necessary to build totally new schools, and find the necessary land, most of which has already been allocated to new housing.

The Secondary schools are even further away and involve much greater travel and in some cases several changes of bus. Again there will be a shortage of places.

2. Transport links.

There are no pavements along the length of the Teignmouth Road and it is extremely dangerous for adults let alone young people to have to walk along this very busy road with fast moving vehicles, blind bends etc. Thus without private transport, children with or without adult accompaniment would find it very difficult and indeed hazardous getting to and from the bus stop, school and other activities etc

Cycling to and from school would not be an alternative as apart from the dangers of cycling along the Teignmouth Road the severity of the hills from both the towns of Teignmouth and Torquay would make it almost impossible.

3. Public transport

The single bus route has an infrequent time table and the buses are not particularly punctual. At present this bus service is even further reduced during the winter months and it has been suggested that the service may need to be cancelled altogether out of the tourist season. The bus stop at Maidencombe Cross coming from St Marychurch does not even have a designated stopping area; it is not unknown for the buses to stop in the entrance to Stoke Road to allow their passengers to alight.

4. Health

The nearest doctors, clinics and dentists are again located in St Marychurch and are already under pressure from an ageing population. The initial plan for housing development in the area even before the additional requirement, results in the need for practices to be housed in larger buildings and recruit new doctors and nurses. Often when people are ill they for one reason or another cannot drive thus again the roads and transport become a major issue.

5. Environment consideration.

Searches indicate that Sladnor Park was the site of land fill dating back to the Victorian era. Disturbing such an area could cause many environmental issues not least of which may be the contamination of the water table.

6. Further issues are currently being investigated.

Thank you for your help in this matter.

Kind regards

Nigel Davies

TORBAY COUNCIL PLANNING	
REC'D	26 FEB 2015
TO	PS. 24. 2. 2015

845042

112

Redstone,
Cockington Lane
TQ2 6XP

Dear Sir,

I wrote to Mr. Pickhaver several weeks ago enclosing a copy letter from RSPB stating this land was not a civil hunting habitat I suggested \therefore your local plan was amended to exclude this land from local nature area. I haven't heard from you.

I also note that you are 900 hours short in the local plan. Apparently you are looking for large sites to meet the shortfall.

This is short sighted. A local plan should provide for a mix of sites, small and large, and should provide for self-buffers.

It seems your list of "preferred" sites include some that are very "sensitive" sites - in terms of viability, loss of valuable open or recreation space, and impacts on ecology.

This land has no such restraints and should, in my view, be included in the plan (as should the land adjoining 86 Nut Bush Lane) as suitable for residential development.

I can also see no restraint on the land

opposite, which is also being considered in
you - it is far less 'sensitive' than some of
the sites you are proposing. And as for
the 'country park' there are 100's of acres of
this, including the large open field down in
the valley. So how can this be a problem.

As I say, your plan should cater for
all types of dwellings in all situations.

Yours faithfully

APG

MR. A. GARLICK.

Pickhaver, David

From: K LUXTON [kluxton@btinternet.com]
Sent: 18 March 2015 10:54
To: Planning, Strategic
Cc: pyramidtorbay@btinternet.com; Hill, Ray
Subject: Local Development Plan for Torbay - Chilcote Close Car Park

Dear Sir/Madam,

Following my attendance at a recent public meeting and my telephone conversation with Torbay planning officer Tracy Brooks, I am writing with reference to the planned development proposals of the Chilcote Close Car Park site in St Marychurch.

As a resident of Rowley Road, I would like to put forward my concerns regarding any proposal for development of this site. My garden, along with fellow residents on my side of the road, backs on to the car park in question and, therefore, I would strongly oppose any loss of privacy or view. The existing trees and the southern aspect is crucial to the amenity of the houses in Rowley Road and, therefore, any development of over two-storeys high would be totally unacceptable.

As a conservation area, any proposed development on this site should be treated with extreme sensitivity and with concern for the local, immediate nearby residents.

As you may be aware, Rowley Road experiences great problems with lack of car parking and with recent housing developments in close proximity (i.e. the flats above the Happy Apple, Rowley Court, the Snooty Fox car park development, etc), this has only served to aggravate the problem further. Therefore, residents of Rowley Road would require assurance that any development within the Chilcote Close Car Park site would include car parking facilities within the plans.

One major consideration which would help to resolve the parking issues, would be to offer the relevant residents of Rowley Road rear access to their properties by incorporating a small link road along the side of the gardens. Please also bear in mind that the OS plan shows a right of way which runs along the rear of the gardens which must be taken into account in any plans. In addition, it may be worth noting that the gardens which back on to the Chilcote Close Car Park are, in fact, separate plots which became available for purchase by residents in Rowley Road some years ago. There is possible potential that some residents may wish to make these available for sale to the developer if, and when, this site is given the go-ahead for development.

My concerns highlighted above have also been forwarded to my local councillor Ray Hill and I trust will be recorded and passed for perusal by the chief planning officer.

Please would you acknowledge receipt of this email.

Yours faithfully,

Kathy Uglow

Upwey, 13 Rowley Road

St Marychurch

TQ1 4PX

Tel: 01803 314595 - Mobile: 07887 652811