

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

PROPOSED SUBMISSION PLAN (FEBRUARY 2014)

**PROPOSED REPLACEMENT ADDITIONAL MODIFICATIONS TO THE SUBMISSION LOCAL PLAN**

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

| <b>Consultee ID</b>           | <b>File No.</b> | <b>Person /Organisation Consultee</b>                     |
|-------------------------------|-----------------|---|
| <b>National Organisations</b> |                 |   |
| 425628                        | RAM NO1         | Devon and Cornwall Police – Architectural Liaison Officer |
| 494352                        | RAM NO2         | Marine Management Organisation                            |
| 400188                        | RAM NO3         | Natural England   |
| 417366                        | RAM NO4         | South West Water  |
| 501495                        | RAM NO5         | Sport England   |

Pickhaver, David

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**From:** Sarah-Jane [REDACTED]  
**Sent:** 24 July 2015 10:04  
**To:** Planning, Strategic  
**Subject:** FAO Steve Turner - Local Plan consultation - Proposed Replacement Additional Modifications

Good morning,

**Consultee ID 425628.**

Thank you for providing the opportunity to make representation with regard to the **Proposed Replacement Additional Modifications to the Submission Torbay Local Plan.**

Minimising opportunities for crime, the fear of crime, antisocial behaviour (ASB) and conflict in the built environment through advice, design and recommendations by the Police Architectural Liaison Officer (ALO) will ensure the creation of more sustainable, safe, secure and pleasant developments for the future. It is therefore both pleasing and reassuring that reference is made to this in the 'Proposed Replacement Additional Modifications'.

Thank you

Kind regards

Sarah-Jane

Sarah-Jane Barr  
Police Architectural Liaison Officer - West Devon, Torbay & South Hams,  
Totnes Police Station, Ashburton Road,  
Totnes, Devon. TQ95JY

Telephone 01803 860456  
[REDACTED]



**Devon & Cornwall Police**  
Building safer communities together

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**From:** Planning, Strategic [REDACTED]  
**Sent:** 19 June 2015 14:35  
**To:** BARR Sarah-Jane 56305  
**Subject:** Local Plan consultation (Replacement Proposed Modifications to the Submission Torbay Local Plan) begins Monday 22 June at 9am

Dear Ms Sarah-Jane Barr

**Proposed Replacement Modifications to the Submission Torbay Local Plan**

Consultee ID (if applicable) - 425628

Your Organisation/Company (if applicable) - Devon & Cornwall Constabulary

I am writing to inform you that Torbay Council is consulting on new modifications to the Local Plan for a six week period between 09:00am Monday 22 June and 09:00am Monday 3 August 2015.

### Background

In July 2014 the new Torbay Local Plan was submitted to the Secretary of State for Independent Examination. Hearing Sessions were conducted by the Examination Inspector in November 2014 to debate key policy issues relating to the Plan's soundness. In February 2015, the Council published a series of Proposed Modifications to the Local Plan, together with related Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA) documents.

Following the Inspector's consideration of the Council's response to the representations received on the Proposed Modifications, he has provided further advice to the Local Authority regarding progression of the Examination. As a consequence, **the Council has now withdrawn the above previously published Proposed Modifications documents and has replaced them with a new set of changes to the Submission Plan.**

### Consultation

Views are therefore invited specifically on the 'Proposed Replacement Main Modifications', which include changes that relate to the soundness of the Plan. Comments are also invited on other minor changes to the Plan, set out in the 'Proposed Replacement Additional Modifications' document, and on the associated SA and HRA documents. Please submit representations on these documents separately, as comments on each will be considered in different ways. Representations should be made on the Proposed Replacement Main Modifications, Replacement Additional Modifications and associated SA and HRA documents only (not on the unchanged parts of the Submission Plan).

The above documentation will be published for formal representations over a six week period from **09:00am Monday 22 June to 09:00am Monday 3 August 2015**. Reference copies of these documents will be available for inspection on the Council's website [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan) and related links, 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 send your comments by e-mail to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk) or by post to Spatial Planning at the address above indicating which documents you are commenting on.

Documents can be downloaded from the above website free of charge. Paper copies may be purchased from Spatial Planning – details of prices are available on request.

All comments should be received **no later than 09:00am Monday 3 August 2015**. Please note that your 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. **Late comments will not be accepted.**

Please contact the Strategic Planning team if you have any queries. If you no longer wish to receive communications from Torbay Council regarding Strategic Planning consultation documents, please let us know.

Yours sincerely,



**Steve Turner**  
**Team Leader - Strategic Planning**

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



Marine  
Management  
Organisation

Lancaster House  
Hampshire Court  
Newcastle upon Tyne  
NE4 7YH

T +44 (0)300 123 1032  
F +44 (0)191 376 2605  
[www.gov.uk/mmo](http://www.gov.uk/mmo)

494352  
RAM NO2  
NO2

By email:  
[strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk)

Our reference:1126

23 July 2015

Dear Steve,

**Re: Local Plan consultation (Replacement Proposed Modifications to the Submission Torbay Local Plan)**

Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation.

As the marine planning authority for England, the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. Marine plans extend seaward to the limit of the Exclusive Economic Zone or the maritime border with adjacent countries.

The Marine Policy Statement will guide the development of marine plans across the UK. More information can be found at <http://www.defra.gov.uk/news/2011/03/18/marine-policy-statement/>. Marine plans are being developed on a rolling programme, with the first plans (East Inshore and East Offshore) adopted on 02/04/14 and the South Inshore and Offshore plans currently in development. The South Plans will be adopted in early 2016, with Torbay falling into this plan area.

Until such time as a marine plan is in place for the South Plan Areas we advise you to refer to the Marine Policy Statement (MPS) for guidance on any planning/management activity that includes the marine environment. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the UK Marine Policy Statement unless relevant considerations indicate otherwise. Statutory agencies are also expected to provide any advice in accordance with the relevant marine plan or MPS.

Marine planning will complement and support existing measures including site-specific objectives and management plans. For reference, the East marine plans provide an example of how marine plans may relate to the South Plan Areas ([East Inshore and Offshore Marine Plans](#)), however these relationships will continue to develop as the marine planning process and associated evidence matures.



INVESTORS  
IN PEOPLE

Please note that if you are an authority developing a plan, you may find the Planning Advisory Service Soundness Checklist useful ([http://www.pas.gov.uk/web/pas1/local-planning/-/journal\\_content/56/332612/15045/](http://www.pas.gov.uk/web/pas1/local-planning/-/journal_content/56/332612/15045/)). Pages 24-31 provide information on the integration of marine and terrestrial planning. You may also wish to refer to the MMO's guide for Local Authority planners that explains what local council planners need to know about marine planning (<https://www.gov.uk/government/publications/marine-planning-a-guide-for-local-authority-planners>).

We note that the plan supports local marine developments including a new harbour extension for Torquay and the Northern Arm Breakwater at Brixham. The MMO is responsible for issuing marine licences under the Marine and Coastal Access Act 2009 (MCAA 2009) in England. Amongst other things, a marine licence may be needed for activities involving the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. As such, any planning applications which involve these elements may need a marine licence and the applicant should be referred to the MMO. The MMO also provide comments to planning authorities on such developments.

Alongside marine licences, we also issue consents under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. We are also the authority responsible for processing and determining harbour orders in England and for some ports in Wales and for granting consent under various local Acts and orders regarding harbours.

The applications we receive may be subject to various forms of assessment. This includes environmental impact assessment, Habitats Regulations assessment, marine conservation zone assessment and assessment for compliance with the Water Framework Directive. Early consultation with the MMO is always advised and we would encourage applicants to engage early with the MMO alongside any application for planning consent to ensure that the consenting process is as efficient as possible. We will look to follow the principles set out in the Coastal Concordat in considering any application which is linked to an application for planning consent.

Should you or an applicant wish to further engage with the MMO regarding pre-application or submission of an application for any proposed development, please contact the MMO Marine Licensing team ([marine.consents@marinemanagement.org.uk](mailto:marine.consents@marinemanagement.org.uk)) or submit an application on our online Marine Case Management System (<https://marinelicensing.marinemanagement.org.uk>).

If you have any questions or need any further information please just let me know. More information on the role of the MMO can be found on our website [www.gov.uk/mmo](http://www.gov.uk/mmo)

Yours sincerely,



Susan Davidson  
Communications Assistant  
Email: [stakeholder@marinemanagement.org.uk](mailto:stakeholder@marinemanagement.org.uk)

**Pickhaver, David**

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**From:** Stakeholder (MMO) [REDACTED]  
**Sent:** 23 July 2015 11:12  
**To:** Planning, Strategic  
**Subject:** Local Plan consultation (Replacement Proposed Modifications to the Submission Torbay Local Plan) begins Monday 22 June at 9am  
**Attachments:** 1126 response.pdf; ATT00001.txt

Good morning,

Please find a written response from the Marine Management Organisation to the above consultation.

Kind regards,

Susan Davidson  
Communications Assistant  
Her Majesty's Government – Marine Management Organisation  
Lancaster House, Hampshire Court, Newcastle upon Tyne, NE4 7YH

[REDACTED]

Enabling sustainable growth in our marine area

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**From:** Planning, Strategic [<mailto:Strategic.Planning@torbay.gov.uk>]  
**Sent:** 19 June 2015 14:35  
**To:** Stakeholder (MMO)  
**Subject:** Local Plan consultation (Replacement Proposed Modifications to the Submission Torbay Local Plan) begins Monday 22 June at 9am

Dear Marine Consents Team

**Proposed Replacement Modifications to the Submission Torbay Local Plan**

Consultee ID (if applicable) - 494352  
Your Organisation/Company (if applicable) - Marine Management Organisation

I am writing to inform you that Torbay Council is consulting on new modifications to the Local Plan for a six week period between 09:00am Monday 22 June and 09:00am Monday 3 August 2015.

Background

In July 2014 the new Torbay Local Plan was submitted to the Secretary of State for Independent Examination. Hearing Sessions were conducted by the Examination Inspector in November 2014 to debate key policy issues relating to the Plan's soundness. In February 2015, the Council published a series of Proposed Modifications to the Local Plan, together with related Habitats Regulations Assessment (HRA) and Sustainability Appraisal (SA) documents.

Following the Inspector's consideration of the Council's response to the representations received on the Proposed Modifications, he has provided further advice to the Local Authority regarding progression of the Examination. As a

consequence, the Council has now withdrawn the above previously published Proposed Modifications documents and has replaced them with a new set of changes to the Submission Plan.

### Consultation

Views are therefore invited specifically on the 'Proposed Replacement Main Modifications', which include changes that relate to the soundness of the Plan. Comments are also invited on other minor changes to the Plan, set out in the 'Proposed Replacement Additional Modifications' document, and on the associated SA and HRA documents. Please submit representations on these documents separately, as comments on each will be considered in different ways. Representations should be made on the Proposed Replacement Main Modifications, Replacement Additional Modifications and associated SA and HRA documents only (not on the unchanged parts of the Submission Plan).

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Documents can be downloaded from the above website free of charge. Paper copies may be purchased from Spatial Planning – details of prices are available on request.

All comments should be received no later than 09:00am Monday 3 August 2015. Please note that your 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. **Late comments will not be accepted.**

Please contact the Strategic Planning team if you have any queries. If you no longer wish to receive communications from Torbay Council regarding Strategic Planning consultation documents, please let us know.

Yours sincerely,



**Steve Turner**  
**Team Leader - Strategic Planning**

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

Tel: 01803 208812  
Email: [steve.turner@torbay.gov.uk](mailto:steve.turner@torbay.gov.uk)  
[www.torbay.gov.uk/strategicplanning](http://www.torbay.gov.uk/strategicplanning)

*This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential information and/or may be legally privileged. If you have received this email in error, please notify the sender immediately and delete this email.*

Date: 16 July 2015  
Our ref: 157347  
Your ref:



Steve Turner  
Team Leader - Strategic Planning  
Strategic Planning Team  
Spatial Planning  
Place and Resources  
Torbay Council  
**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Steve,

**Planning consultation: Replacement Proposed Modifications to the Submission Torbay Local Plan**

Thank you for your consultation on the above dated June 2015 which we were consulted upon on 22 June 2015

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Main Modifications**

Natural England supports the Main Modifications to the Plan and agrees with the authority that the spatial distribution is within its environmental limits of the Authority.

**Additional Modifications**

Natural England welcomes and supports the Additional Modifications to the Plan.

As the *HRA Site Appraisal Report of Torbay Local Plan Strategic Delivery Areas (Proposed Submission Plan) 2014* sets out the fundamental mitigation for the strategic growth areas, we advise the Local Plan could be improved by making this document an additional appendix to the Plan.

**Sustainability Appraisal**

We have no further comment to make on the findings of the Sustainability Appraisal and advise we consider it is compliant with the legal requirements in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites and landscapes, protected species and priority habitats; access and green infrastructure; geology and soils.)

**Habitat Assessment Regulation**

We advise we agree with the conclusions of the Habitat Regulations Assessment and that the mitigation measures in place will reduce significant effects to insignificant. We therefore confirm that the Plan proposed modifications ensure that the Plan is legally compliant as regards Habitat Regulation Assessment.



We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Laura Horner on 0777 589 2929. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Mrs Laura Horner  
Lead Advisor Plans Devon, Cornwall and Isles of Scilly Area Team

**Pickhaver, David**

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**From:** Horner, Laura (NE [REDACTED])  
**Sent:** 16 July 2015 12:31  
**To:** Planning, Strategic; Turner, Steve; Brooks, Tracy; Pickhaver, David  
**Subject:** FW: 2015-08-03 157347 Local Plan consultation (Replacement Proposed Modifications to the Submission Torbay Local Plan NE response)  
**Attachments:** Replacement Proposed Modifications to the Submission Torbay Local Plan NE response.pdf; ATT00001.txt

Dear Steve, Tracy and David

I have great pleasure in enclosing the response from Natural England to the above consultation. Thank you for consulting us and your engagement with us.

Kind regards

Laura

Mrs Laura Horner

**Please note the new contact details below**

Lead Advisor Plans Devon, Cornwall and Isles of Scilly Area Team  
Exeter - Level 9 and 10,  
Renslade House,  
Bonhay Road,  
Exeter,  
EX4 3AW

[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Natural England is accredited to the Cabinet Office Customer Service Excellence Standard**

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**From:** Crewe LUP Hub (NE)  
**Sent:** 22 June 2015 15:18  
**To:** Plan Cons Area Team (Devon, Cornwall, Isles of Scilly)  
**Subject:** 2015-08-03 157347 Local Plan consultation (Replacement Proposed Modifications to the Submission Torbay Local Plan)

**Leave in mailbox for Laura to look at when she's back from leave - 7<sup>th</sup> July.**

Please see the attached consultation, logged on tracker, which relates to 113607, 120327, 127301, 134303, 133521 + 144495, which is also linked to case 9045

|        |                                       |                |                        |                              |                              |               |                |          |      |
|--------|---------------------------------------|----------------|------------------------|------------------------------|------------------------------|---------------|----------------|----------|------|
| 157347 | Local Plan consultation (Replacement) | Land Use - DPN | Planning Area 12 Devon | 12 Devon, Cornwall, Isles of | 12 Devon, Cornwall, Isles of | Land Use Plan | Torbay Council | 3/8/2015 | Open |
|--------|---------------------------------------|----------------|------------------------|------------------------------|------------------------------|---------------|----------------|----------|------|

|  |  |  |                          |        |                 |  |  |  |  |
|--|--|--|--------------------------|--------|-----------------|--|--|--|--|
|  | Proposed Modifications to the Submission Torbay Local Plan) begins Monday 22 June at 9am |  | Cornwall Isles of Scilly | Scilly | Scilly Sub-Team |  |  |  |  |
|--|--|--|--------------------------|--------|-----------------|--|--|--|--|

Many Thanks

Carla Jackson  
 Natural England  
 Technical Services  
 Consultations Team  
 Hornbeam House  
 Crewe Business Park  
 Electra Way,  
 Crewe  
 Cheshire, CW1 6GJ



[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England is accredited to the Cabinet Office Customer Service Excellence Standard

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**From:** Planning, Strategic [<mailto:Strategic.Planning@torbay.gov.uk>]  
**Sent:** 19 June 2015 16:09  
**To:** Consultations (NE)  
**Cc:** Planning, Strategic; Horner, Laura (NE)  
**Subject:** FW: Local Plan consultation (Replacement Proposed Modifications to the Submission Torbay Local Plan) begins Monday 22 June at 9am

Dear Natural England,

In regard to the email below, I am specifically writing to let you know that Torbay Council are consulting on the attached **Schedule of Proposed Changes to the February 2014 Sustainability Appraisal Report (TCRMOD/7)** and the **Schedule of Proposed Changes to the February 2014 Habitats Regulations Assessment (TCRMOD/8)**

These documents will be published for formal representations over a six week period from **9am 22 June to 9am Monday 3 August 2015** alongside the accompanying documents described below.

Please contact me if you have any queries.

Please send your formal response in writing to: [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk) or to Strategic Planning Team, Spatial Planning, Electric House, 2<sup>nd</sup> Floor, Torquay, TQ1 3DR.

Kind regards,

## Torbay Development Statement

It is vital that adequate sewerage and treatment facilities are made available to service growth in the region and ensure that sewage flooding and the risk of environmental harm to any watercourse is minimised.

Our aim is to ensure that:

- There is no increase in flood risk at the development site and customers who are connected downstream of a development do not experience a lower level of service as a result of the extra demand from the development.
- There is no deterioration of the environment as a result of the increase in flows from a development.

In order to help achieve these aims we consider that the use of Sustainable Drainage Systems (SuDS) is a suitable approach, both for Brownfield sites where a reduction in flows reaching the sewer will be achieved and on Greenfield sites where surface runoff will be dealt with separately from the foul flows thus supporting policies ER1, ER2 and W5 within Torbay Council's Local Plan.

We regularly meet with the Torbay Council Strategic Planners (as we do for all of the Councils in our area) to discuss the potential growth in the area. We use this information, along with growth forecasts and enquiries from developers to inform our planning process. This information has been used to assess the capacity of the trunk sewers and treatment works to cope with the increase in flow. If policies ER1, ER2, and W5 are implemented in full we do not envisage any significant reason that the plan cannot be delivered.

The high level assessment of our trunk sewers will not negate the need for further more detailed evaluations to be carried out of the local network capacity to ensure the flows can reach the trunk sewers. The scope of these evaluations will be discussed with any potential developer. The evaluation will include a consideration of any additional impact from Climate Change and future changes in personal consumption.

In order to support policies ER1, ER2 and W5 we prefer storm-water and highway drainage to be dealt with via separate systems so that these flows do not mix with foul sewerage flows. We prefer any necessary reinforcement of the local sewerage network to be secured, although this is not the only option and can vary depending on individual developer's circumstances, via a legally binding Requisition application once planning permission has been granted. We will plan any work that is required to coincide with the development once timings are confirmed. Depending on the timing of the developer enquiry or the phasing of the delivery of the development we may ask the Local Planning Authority to impose a Planning Condition or similar which will allow full consideration of the options available or time to discuss delivery of options with the developer.

## Pickhaver, David

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**From:** Beighton, J Mark [REDACTED]  
**Sent:** 16 July 2015 11:55  
**To:** Pickhaver, David  
**Cc:** Turner, Steve; Smith, Alison; Dunn, Martyn J  
**Subject:** RE: Local Plan Statement

Hi David, I presume you are referring to the e-mail from Martyn on the 10<sup>th</sup> December 2014, not 2015, which provides details of wording for a planning condition. The wording is fairly standard and we often ask for it to be included so as to ensure that any local reinforcement of the local network is in place before occupation happens. There will always be a need to evaluate the local network regardless of the headroom availability in the trunk sewer network. In this particular case there is capacity in the trunk sewer but such is the topography of the site work will have to be carried out to ensure that either a new pumping station and rising main are provided or existing assets are upgraded to do the same to get the flows into the trunk sewer.

We will continue to support the need for the removal of surface water from all new developments and promote foul only connections.

I hope that this helps.

Regards  
Mark

Mark Beighton  
Waste Water Supply Demand Strategy Manager

Tel: [REDACTED]

---

**From:** Pickhaver, David [mailto:David.Pickhaver@torbay.gov.uk]  
**Sent:** 15 July 2015 17:55  
**To:** Beighton, J Mark  
**Cc:** Turner, Steve  
**Subject:** RE: Local Plan Statement

Hi Mark

Further to our discussions and your helpful Local Plan Statement, is it possible to have a quick discussion about the potential need for a trunk sewer in Paignton? This has been raised by objectors to Collaton St Mary, who have cited an email from Martyn Dunn (on 10 December 2015) regarding land at Yalberton Road.

My understanding of the situation is that SWW are not proposing a new trunk sewer in the short term, and support the removal of surface water from combined sewers through SuDS etc in order to free up capacity?

Perhaps we could discuss.

Thanks  
Kind regards  
David

David Pickhaver  
Senior Strategy and Project Officer  
Strategic Planning  
Spatial Planning  
Torbay Council  
Postal address: Electric House, Castle Circus, Torquay, TQ1 3DR  
Tel: 01803 208814

Fax: 01803 208882  
E mail: [David.Pickhaver@torbay.gov.uk](mailto:David.Pickhaver@torbay.gov.uk)  
Web site: [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)

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**From:** Pickhaver, David  
**Sent:** 10 July 2015 11:30  
**To:** 'Beighton, J Mark'  
**Subject:** RE: Local Plan Statement

Hi Mark  
Thanks for meeting last week and for your statement, which looks fine.  
Kind regards

David

David Pickhaver  
Senior Strategy and Project Officer  
Strategic Planning  
Spatial Planning  
Torbay Council  
Postal address: Electric House, Castle Circus, Torquay, TQ1 3DR  
Tel: 01803 208814  
Fax: 01803 208882  
E mail: [David.Pickhaver@torbay.gov.uk](mailto:David.Pickhaver@torbay.gov.uk)  
Web site: [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)

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**From:** Beighton, J Mark [REDACTED]  
**Sent:** 08 July 2015 13:14  
**To:** Pickhaver, David  
**Subject:** Local Plan Statement

Hi David, I hope you had a good week. I have attached a version of the statement we reviewed and hopefully covered the areas you mentioned. Please give me a call if you want to discuss anything. I will be on leave from the 18<sup>th</sup> to 25th July.

Regards  
Mark

Mark Beighton  
Waste Water Supply Demand Strategy Manager

Tel: [REDACTED]

## Pickhaver, David

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**From:** Beighton, J Mark [REDACTED]  
**Sent:** 08 July 2015 13:14  
**To:** Pickhaver, David  
**Subject:** Local Plan Statement  
**Attachments:** Development statement - Torbay.docx

Hi David, I hope you had a good week. I have attached a version of the statement we reviewed and hopefully covered the areas you mentioned. Please give me a call if you want to discuss anything. I will be on leave from the 18<sup>th</sup> to 25th July.

Regards  
Mark

Mark Beighton  
Waste Water Supply Demand Strategy Manager

Tel: [REDACTED]

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The information and documents sent in this email from South West Water Ltd are sent in confidence and are intended only for the use of the individual or entity named above. Please note that the contents may contain privileged, personal and/or confidential information and are not to be disclosed to any person other than the addressee. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of the information and documents contained in this email is strictly prohibited. If you have received this email in error, please return it and any copies immediately, without reading any attachments, and confirm that immediately upon returning the email, you will delete all copies on your system and network.

South West Water Limited - Registered in England No: 2366665

Registered Office:

Peninsula House

Rydon Lane

Exeter

Devon EX2 7HR

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**Pickhaver, David**

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**From:** Gary Parsons [REDACTED]  
**Sent:** 31 July 2015 13:56  
**To:** Planning, Strategic  
**Subject:** Proposed Modifications to the submission Torbay Local Plan  
**Importance:** High

Thanks for the re-consultation. In reference to two of the three comments previously made:

1. **MM14 Appendix D – Proposed Housing Site at Steps Cross Playing Field, Moor Lane, Torquay – not clear how this is being dealt with? Has it been deleted?**
2. **AM139/DE1 Active Design – SUPPORT – We note the support and inclusion in RAM139 – criterion 10.**

Happy to discuss.

**Gary Parsons** Planning Manager [REDACTED]

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**From:** Gary Parsons  
**Sent:** 20 March 2015 15:12  
**To:** 'strategic.planning@torbay.gov.uk'  
**Subject:** Proposed Modifications to the submission Torbay Local Plan  
**Importance:** High

Thank you for consulting Sport England on the above Local Plan Proposed Modifications submission.

Sport England is the Government agency responsible for delivering the Government's sporting objectives. Maximising the investment into sport and recreation through the land use planning system through CIL/S106 is one of our priorities. You will also be aware that **Sport England is a statutory consultee on planning applications affecting playing fields.**

The new Sport England Strategy 2012-17 sets a challenge to:

- See more people taking on and keeping a sporting habit for life
- Create more opportunities for young people
- Nurture and develop talent
- Provide the right facilities in the right places
- Support local authorities and unlock local funding
- Ensure real opportunities for communities

Sport England has assessed the Proposed Modifications in the light of Sport England's **Planning for Sport: Forward Planning** guidance. It can be found on our Planning for Sport section of the website <http://www.sportengland.org/facilities-planning/planning-for-sport/>

The overall thrust of the statement is that a planned approach to the provision of facilities and opportunities for sport is necessary, new sports facilities should be fit for purpose, and they should be available for community sport. To achieve this, our objectives are to:

**PROTECT** sports facilities from loss as a result of redevelopment

**ENHANCE** existing facilities through improving their quality, accessibility and management

**PROVIDE** new facilities that are fit for purpose to meet demands for participation now and in the future.

Sport England believes that sport has an important role in modern society and in creating sustainable and healthy communities. Sport and physical activity is high on the Government's national agenda as it cuts across a number of current topics that include health, social inclusion, regeneration and anti social behaviour. The importance of sport should be recognised as a key component of development plans, and not considered in isolation.

The following comments are provided within the context of:

- The National Planning Policy Framework (DCLG, 2012).
- Sport England's Planning for Sport webpages (2015).

## **MAIN MODIFICATIONS**

### **1. MM14 Appendix D – Proposed Housing Site at Steps Cross Playing Field, Moor Lane, Torquay**

It is understood that the site forms part of, or constitutes a playing field. Sport England notes that this allocation will significantly affect the playing fields at **Steps Cross Playing Field**. The playing fields would be lost forever, and future generations will not be able to use and enjoy them.

Sport England has therefore considered the allocation in the light of its playing fields policy <http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. **The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches.** Sport England opposes such developments in all but exceptional cases, whether the land is in public, private or educational use. It is our policy to oppose development on playing fields unless at least one of the five exceptions as set out in our policy are met.

The Policy states that:

**“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.”**

**Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.**